



** LUXURIOUS THREE BED FAMILY HOME ** ** EXTENDED TO REAR ** ** CORNER PLOT **
** TRULY IMPRESSIVE KITCHEN/DINER ** ** SUBSTANTIAL PARKING TO THE REAR ** ** PRICED TO SELL **
** GARAGE WITH ELECTRIC DOOR **

This is a fine example of a significantly improved contemporary three bedroom property which stands on a favourable corner site with generous off street parking to the rear. Internally it is a beautifully presented home which will not fail to impress with sumptuous interior design. The kitchen/family room is perfect to maximise on family time and no expense has been spared with the fabulous kitchen enjoying quality modern units, integrated appliances, Quartz work surfaces, breakfast bar and island, considerable thought has gone into the layout and is as impressive to look at as is practical to use. In the kitchen there is a seating area which could be used as formal dining with uPVC windows and French doors along with two large skylights flooding the room with natural light.

There are three well dressed bedrooms which will certainly appeal to a growing family complimented by a well appointed bathroom enjoying both a shower cubicle and panelled bath. There is a garage with electric roller door allowing secure off street parking.

This is a wonderfully welcoming family home with impressive quality fixtures and fittings throughout and we have no hesitation in recommending an internal viewing.

Bourne Avenue, Darlington, DL1 1LJ
3 Bed - House - End Terrace
Offers In The Region Of £155,000

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GROUND FLOOR

An entrance lobby leading to the ground floor cloakroom/w.c. with wash hand basin and low level w.c. An excellent sized lounge situated to the front with useful under stairs storage cupboard, from the lounge leads through to a fabulous kitchen family room where there are ample wall and base units with split level cooking facilities comprising of electric ceramic hob, double electric oven, integrated fridge/freezer and dishwasher. A breakfast island with Quartz surfaces also features and excellent breakfast bar, having been extended it allows for formal dining or a seating area with those generous skylights and French doors leading to the rear garden.



FIRST FLOOR

A landing with a cupboard housing the domestic hot water cylinder. There are three bedrooms in excellent decorative order, two doubles with built in wardrobes and the third with a hatch allowing access to the part boarded loft with lighting. The contemporary bathroom completes the first floor accommodation with a white suite comprising of panelled bath, separate shower cubicle, wash hand basin, w.c. and chrome towel radiator.



EXTERNALLY

The property stands on a corner plot and there are well tended gardens to both the front and rear. The front is laid to lawn with borders along with double gated access to the rear allowing substantial off street parking. The rear garden is low maintenance having been paved and is a perfect place to relax during those warmer months. The block paving leads to a garage for secure parking or storage with electric roller door, lighting and power.

ENTRANCE HALL

GROUND FLOOR CLOAKS/W.C.

LOUNGE

13'8x14'3 max (4.17mx4.34m max)

KITCHEN FAMILY ROOM

16'8x9'3 (5.08mx2.82m)

DINING/SEATING AREA

11'2x11'8 (3.40mx3.56m)

FIRST FLOOR LANDING

BEDROOM

10'3x9'8 (3.12mx2.95m)

Plus wardrobe



BEDROOM

9'2x10'7 (2.79mx3.23m)

Plus wardrobe

BEDROOM

7'11x7'2 (2.41mx2.18m)

BATHROOM/W.C.

FRONT EXTERNAL

GARDEN

GARAGE

12'3x19'7 (3.73mx5.97m)



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A	B	85	
(81-91) B	C	67	
(69-80) C	D		
(55-68) D	E		
(39-54) E	F		
(21-38) F	G		
(1-20) G			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	
Very environmentally friendly - lower CO ₂ emissions		EU Directive 2002/91/EC	
(92 plus) A		85	
(81-91) B		66	
(69-80) C		85	
(55-68) D		66	
(39-54) E		66	
(21-38) F		66	
(1-20) G		66	
Not environmentally friendly - higher CO ₂ emissions		EU Directive 2002/91/EC	
England & Wales		EU Directive 2002/91/EC	