



**ANN**  **CORDEY**  
**ESTATE AGENTS**

Plot 31, Hutton Garden Room Low Coniscliffe, Darlington, County  
Durham, DL2 2JX

£445 000

## Plot 31, Hutton Garden Room Low Coniscliffe, Darlington, County Durham, DL2 2JX

**\*\* JUST RELEASED \*\***

Plot 31, 'Hutton Garden Room ' Four Bedroom Detached Residence. Built to a luxurious and high specification by Robertson Homes of offering 1771 square foot of accommodation. Situated within the 'Coniscliffe Grange' development of prestigious properties within the Village of Low Coniscliffe.

**\*\* PART EXCHANGE or GUARANTEED MOVE AVAILABLE via the Developer \*\***

**\*\* TAKE ADVANTAGE OF STAMP DUTY HOLIDAY SAVING £12,250 \*\***

**\*\* READY FEBRUARY/MARCH 2021 \*\***

**\*\* NEW BUILD, FREE LUXURY PACKAGE WORTH £10,000 and PART EXCHANGE AVAILABLE \*\***

Ann Cordey Estate Agents are privileged to introduce you to the stunning 'Hutton Garden Room' by Robertson Homes. A stylish and modern FOUR BEDROOM DETACHED residence , situated within a village location with ease of access to Darlington's town centre and to excellent transport links.

Designed and built to a high specification, with contemporary and modern styling. with OPEN PLAN kitchen, dining and family area to the rear which leads into the GARDEN ROOM with the Cathedral style windows make the real statement in this room. French doors from the garden room lead into the rear garden.

The KITCHEN itself has been designed allowing for the very best function and style and features an 'Ashley Ann' Kitchen with AEG and Zanussi Appliances. In addition there is a spacious lounge to the ground floor and a convenient CLOAKS/WC

To the first floor there are FOUR well proportioned Bedrooms, the MASTER BEDROOM and SECOND Bedroom both boasting EN SUITE FACILITIES. In addition there are two further bedrooms and a family GRAND FAMILY bathroom/WC.

The well appointed and stylish design is evident with the en suite's and bathroom being finished with quality 'Laufen Vanity' and 'Hansgrohe' chrome taps and fitments.

Externally, The property sits with in gardens to front and rear. The front garden being open plan with paved driveway for off street parking. There is a single integrated GARAGE. The rear garden is enclosed.

### **LOUNGE**

5322 x 3864 millimetre

### **KITCHEN**

3570 x 3016 millimetre

### **FAMILY/DINING ROOM**

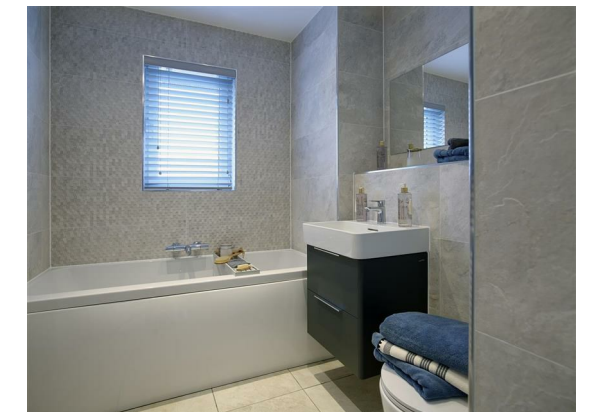
3996 x 3639 millimetre

### **GARDEN ROOM**

3996 x 3639 millimetre

### **WC**

1965 x 1391 millimetre



**FIRST FLOOR**

**MASTER BEDROOM**

5346 x 3864 millimetre

**EN-SUITE**

2480 x 1500 millimetre

**BEDROOM TWO**

4399 x 3321 millimetre

**EN-SUITE**

2202 x 2139 millimetre

**BEDROOM THREE**

3434 x 3201 millimetre

**BEDROOM FOUR**

3201 x 6254 millimetre

**GRAND FAMILY BATHROOM**

3201 x 2074 millimetre



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.**

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