



 **SevenKeys**

Abbey Road, Sadberge, Darlington

£310,000

- Three Bedroom Detached Bungalow
- Fully Refurbished
- Multi Fuel Burner
- Open Plan Accommodation
- Wrap Around Gardens
- Gas Central Heating
- UPVC Double Glazing
- Off Street Parking



A rare opportunity to acquire an exceptional 3 bedrooomed detached bungalow, which has been elegantly redesigned and fully refurbished to now offer spacious and luxurious accommodation. The bungalow sits on a large corner plot with a delightful, well-established wrap around garden that offers both privacy and generous outdoor space.

Set within a prime location, this popular picturesque village provides the opportunity to be part of a thriving village community it is also very well located for amenities, transport and commuter links; including swift access to Darlington with its direct link to London and the historic town of Yarm.

This chain free spacious property offers discerning buyers ready to move into contemporary living. This stylish

bungalow has been completely renovated to the highest standard including being fully rewired and the installation of a replacement heating system. All the rooms have been re-plastered; all are neutrally decorated and have quality carpets and floorings.

Entering through the brand-new front door you are welcomed into a wide porch-way lobby which leads to a very large and airy open plan lounge, offering spacious and stylish accommodation. Through newly installed French doors, which flood the room with light, there is a seamless large decking patio overlooking a newly turfed south facing, large private garden: ideal for entertaining. The central feature of the living accommodation is a stunning, top of the range double-sided log burner, which shares its luxury with a beautiful newly fitted kitchen-diner. The bedrooms

are all spacious and the flexibility of the accommodation provides ample opportunity to facilitate home working.

To the rear there is a large secluded south facing newly turfed garden which features high quality decking and benefits from mature shrubs and trees, in addition to the well-maintained side garden. A newly laid double driveway runs up to the attached garage offering off road parking for several cars.

Early viewing is highly recommended, as properties of this calibre do not come on the market very often.

Take advantage of the current Stamp Duty holiday, the property is not part of a chain and therefore is available for immediate occupation.

ENTRANCE HALL

Newly installed composite front door leading to guest cloakroom, attached garage and main house.

LIVING ROOM

18' 8" x 11' 5" (5.7m x 3.5m) Open plan room offering spacious modern living. A feature wall double-glazed French Windows/Doors leads to decking and private south facing rear garden. Includes high ceiling and stunning double-sided log burner, newly decorated and carpeted with twin radiator.

KITCHEN/DINER

18' 4" x 13' 9" (5.6m x 4.2m) Beautifully appointed and newly installed high gloss cashmere kitchen units including

extractor hood over large 5 ring electric hob, tall wall unit double oven and fridge/freezer, including dishwasher and washing machine. All brand new with manufacture warranties. Stylish modern worktops, laminate wood flooring. Plinth lighting and spotlights to ceiling, including beautiful log burner
Smoke and heat detectors hard wired.

MASTER BEDROOM

13' 5" x 10' 2" (4.1m x 3.1m) Double-glazed window to the front aspect. Large double bedroom, newly decorated and carpeted.

BEDROOM TWO

10' 2" x 10' 9" (3.1m x 3.3m) Double-glazed window to the side aspect. Double radiator. Double bedroom, newly

decorated and carpeted.

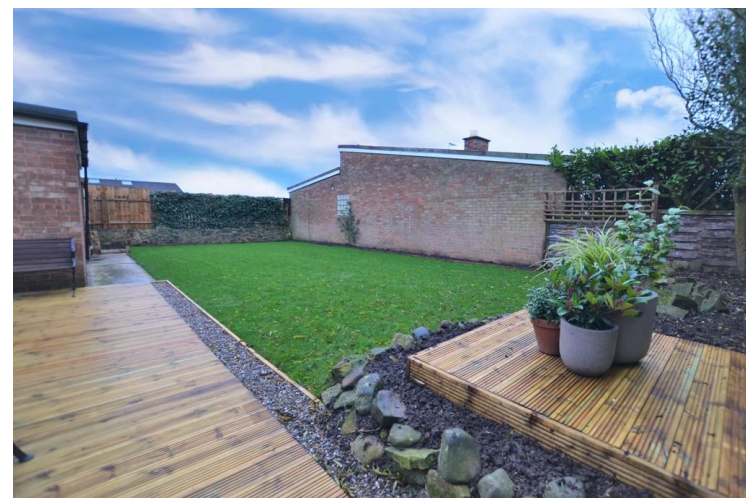
BEDROOM THREE

10' 2" x 7' 2" (3.1m x 2.2m) Double-glazed window to the side aspect. Double radiator. Double bedroom, newly decorated and carpeted.

BATHROOM

6' 6" x 6' 10" (2.0m x 2.1m) Double-glazed window to the side aspect. Delightfully appointed modern bathroom suite, including newly installed modern shower, sleek shower screen and low profile shower tray. Bathroom cabinet with contemporary sink and taps, low-level WC and vertical heated towel rail.







EXTERNAL

GARAGE

15' 5" x 8' 6" (4.7m x 2.6m) Large garage attached to the side of the property with connecting doorway. Electric lights and Sockets with overhead lifting fitted door.

GARDENS

Externally there is a front and side lawned garden, newly installed double driveway and a beautiful private rear garden with a large floating decked patio



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COUNCIL TAX BAND

Tax band

TENURE

Freehold

LOCAL AUTHORITY

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 73 C |
| 55-68 | D | | |
| 39-54 | E | 46 E | |
| 21-38 | F | | |
| 1-20 | G | | |

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements