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SALES & LETTINGS

Wilton Close

Darlington, DL3 9RE

Offers in the region of £525,000

House - Detached



A stunning, deceptive extended and much improved detached family home, quietly positioned within this small cul de sac and occupying a particularly fine mature plot.

The property offers generously proportioned accommodation throughout, beginning with a welcoming entrance hallway, separate cloakroom and a lovely large lounge. French doors from the lounge lead into a beautiful garden room, creating a wonderful additional living space and making the most of the superb garden beyond.

There is also a separate dining room and a fabulous kitchen/breakfast room which has been refitted with a most attractive range of floor and wall units, complemented by integrated appliances. A useful utility room completes the ground floor accommodation.

To the first floor there are four good-sized double bedrooms. The principal bedroom has the benefit of a separate room with wash hand basin and W.C., while the family bathroom is particularly impressive and has been beautifully appointed.

Outside is where this property really comes into its own. The mature rear garden is a genuine feature of the house, being a generous size and beautifully established with attractive patio areas, mature shrubs, trees and an abundance of plants, creating a lovely setting and a number of different places to sit and enjoy the garden. You wouldn't think you were so close to the Town Centre.

A double driveway and double garage provide excellent parking and storage.

This is a home which has clearly been much loved and carefully improved by the present owner, offering spacious and versatile family accommodation together with a garden that is considerably more than simply an outside space.



- Stunning deceptive extended detached family home
- Dining room and large lounge leading to a lovely garden room
- Utility room and separate w.c.
- Fantastic rear garden with pleasant patio
- Fabulous plot with beautiful mature gardens
- Superb kitchen/breakfast room with integrated appliances
- Four double bedrooms and refitted bathroom
- Double garage and large driveway

GENERAL INFORMATION:

Tenure: Freehold

Services: gas central heating, mains electric, water and drainage.

Double glazing

Local Authority: Darlington Borough Council (Tax Banding F)

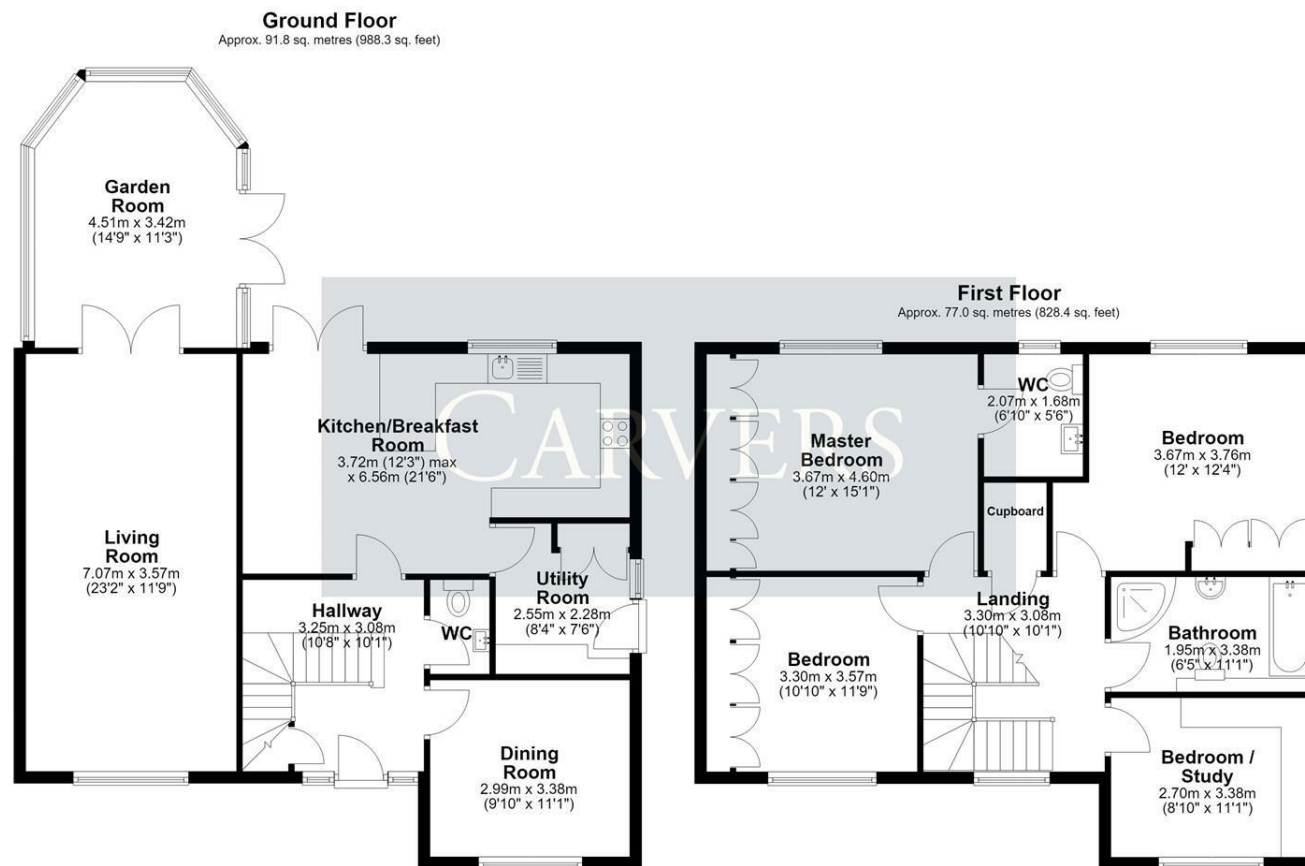
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Property Size

Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. this may potentially exclude e.g. a conservatory and/or garage)





Total area: approx. 168.8 sq. metres (1816.7 sq. feet)
1 Wilton Close, Darlington

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	69	79
EU Directive 2002/91/EC		

Property size taken from EPC
1668.00 sq ft



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