



## listing



### Info Agente

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### Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 458,434.92

### Ubicación

País:	Reino Unido
Publicado:	05/09/2024

#### Descripción:

Welcome to Briar Walk, a beautiful extended 1930s semi-detached family residence located in the prestigious Blackwell area of Darlington. This property exemplifies a harmonious blend of classic and modern design, offering a lifestyle of comfort and sophistication.

As you approach you'll be immediately struck by its charming setting, a testament to the architectural grace of the 1930s. Situated in a quiet, leafy cul-de-sac, the property provides a tranquil retreat from the hustle and bustle of everyday life. The well-manicured front garden adds a touch of verdant appeal, leading to the welcoming front door.

Upon entering, the spacious hallway presents a warm and inviting atmosphere. To the right, the large reception room is bathed in natural light streaming through a substantial bay window. The room's period features, including a tastefully updated original fireplace, create a peaceful ambience, perfect for relaxing any time of day.

The second reception room provides an extended lounge-dining room and offers an ideal space for entertaining, with plenty of room for a large dining table and open access through to both the kitchen and garden room.



The seamless transition to the large garden room is the centrepiece of the property, offering a blend of function and style that will appeal to all buyers. It is an all year round space that creates a strong feeling of connection to the attractive south and west facing garden.

The airy kitchen is beautifully appointed with a sleek and elegant layout featuring quartz worktops and is equipped with ample storage and modern appliances including a top-of-the line AEG induction hob and extractor hood, integrated fridge freezer and dish washer. A lovely natural wood worktop opens out onto the garden room letting in plenty of light and views from the kitchen through to the rear garden.

You will be impressed by the way the downstairs layout creates a unique sense of flow, offering the sense of space and function of more orthodox conversions to open plan, but at the same time allowing for multiple choices on how to use the space according to your needs and taste.

Ascending the staircase, three well-proportioned bedrooms off the landing each have their own character. The master bedroom, with its expansive window and fitted wardrobe, has plenty of natural light. The second bedroom is equally charming and offers a splendid view over the attractive rear garden.

The third bedroom provides flexibility for various lifestyle needs, for example a child's room, or office base. The first floor is also home to a large family bathroom, fitted with modern fixtures and a soothing colour palette, creating a relaxing environment.

The rear garden is a private oasis, with mature trees and shrubs framing a lush lawn, and a spacious patio area inviting al fresco dining and summer barbecues. The garden is a great space for children to play and adults to unwind or indulge in gardening pastimes. A detached garage provides secure parking and additional storage, enhancing the property's practicality.

Living in Blackwell, residents have access to a variety of local amenities. For everyday needs, a popular and well stocked local shop with post office is just a short walk away.

The area is characterized by its friendly atmosphere and picturesque surroundings. The abundance of green spaces, including the nearby South Park, give numerous opportunities for outdoor activities, whether it's a family picnic, a morning jog, or a leisurely stroll. A path by the river Tees is just round the corner from the house, and suddenly you are in the countryside.

Though Blackwell itself is a quiet residential area, the nearby Darlington town centre is not much more than a mile away and can be reached easily on foot through the fabulous South Park with its trees, aviary, duck pond and café. Alternatively the town is less than five minute drive with easy parking. A regular bus service runs from just round the corner. The town offers a thriving large department store and vibrant mix of high street shops, boutiques, and entertainment options, including the acclaimed Darlington Hippodrome.

Commuting is effortless, with excellent transport links connecting residents to the wider region. Darlington railway station provides high speed direct services to major cities such as Newcastle, Edinburgh, York, and London, making it ideal for both work and leisure travel. The proximity to the A1(M) and A66 ensures easy access by road, further enhancing the connectivity of this prime location.



This beautiful 1930s family residence is much more than just a house; it is a home where you can feel you belong, a place to enjoy life in style and tranquillity within the sought-after Blackwell area. With its blend of period charm, modern amenities, and fantastic location, this property is ready to welcome you.

Embrace the lifestyle that awaits – a harmonious blend of elegance, convenience, and community.

Call NOW to view.

## **Común**

Dormitorios:	3
Baños:	1
Pies cuadrados terminados:	96 m2

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: RS1827

