



## listing



### Information de l'agent

Nom:	Tony Dobbins
Nom de compagnie:	Anthony Jones Properties
Pays:	Royaume-Uni
Expérience since:	
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Téléphone:	+44 (1325) 776-424
Languages:	English
Site web:	<a href="http://anthonyjonesproperties.co.uk">http://anthonyjonesproperties.co.uk</a>

### Détails de l'annonce

Propriété à:	Vendre
Prix:	GBP 475,000

#### Location

Pays:	Royaume-Uni
Soumis:	07/01/2025

#### Description:

Nestled in the ever-popular Hummersknott area of Darlington, this lovely family home offers space, light and an enviable south-facing garden. Having been lovingly cared for by the current owners since 1998, this home exudes a sense of warmth and character that is immediately inviting. Perfectly situated close to Carmel College and other desirable schools such as Hummersknott Academy and Mowden Primary School. The home offers generous room proportions and it is an ideal choice for growing families and those seeking a premium address in this sought after neighbourhood.

To the front, the neat front garden and driveway set a welcoming tone, offering off-street parking for several cars and access to the double garage. The entrance porch leads into a spacious hallway, where the light and airy feel of the home begins to reveal itself.

The ground floor offers a superb balance of formal and informal living spaces. The lounge, with its feature gas fireplace is a wonderful room for relaxing or entertaining, with french doors that open into the conservatory. The conservatory itself is a bright and tranquil space, offering a perfect spot to enjoy the garden throughout the seasons. Adjoining the lounge is a dining room, where sliding doors open into the rear garden, making it an excellent setting for family meals or hosting guests with ease.

The kitchen is a functional and well designed space, complete with granite work surfaces, integrated



appliances and a breakfast bar. The adjacent utility room provides additional storage and work space, ensuring household tasks are kept out of sight.

Upstairs the home continues to impress. The principal bedroom offers a walk in wardrobe and a modern en-suite shower room creating a private retreat at the rear of the property. Three further bedrooms, all generously sized provide flexibility for family living or guest accommodation. The family bathroom features a corner bath and a separate shower cubicle, combining practicality with a touch of comfort.

Outside, the south facing garden is a real highlight, offering both privacy and ample space for relaxation and play. The patio area is perfect for outdoor dining, while the lawn and mature planting create a tranquil backdrop. The addition of a pond adds character to the space, making it a true haven for both families and garden enthusiasts.

Hummersknott is one of Darlington's most desirable areas, renowned for its strong sense of community and excellent amenities. Families will appreciate the close proximity to Carmel College, a highly regarded school, as well as the local shops and services.

For those who enjoy an active lifestyle, the nearby green spaces and walking routes offer opportunities to explore and unwind. Darlington town centre, with its array of shops, cafes and cultural attractions, is just a short drive away, while excellent transport links connect you to the wider region with ease.

Clare Avenue represents a rare opportunity to acquire a much loved family home in a premium location. With its generous plot, south facing garden and versatile living spaces, it offers the perfect foundation for creating a home that truly reflects your lifestyle. For those looking to settle in one of Darlington's most sought after neighbourhoods, this property is not to be missed.

## Commun

Chambres:	4
Salle de bains:	2
Pied carré fini:	209 m <sup>2</sup>

## Lease terms

Date Available:

## Contact information

IMLIX ID: RS2261

