



## listing



### Agent Info

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Experience since:	
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Specialties:	
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### Listing details

Property for:	Sale
Price:	GBP 400,000

### Location

Country:	United Kingdom
Posted:	Dec 02, 2024

#### Description:

Tucked into the peaceful embrace of Blackwell, one of Darlington's most coveted neighbourhoods, Briar Walk is a family home that feels both refreshingly modern and reassuringly timeless. Situated on a quiet cul-de-sac, this four-bedroom semi-detached residence is a lesson in how thoughtful design can transform a house into a place of beauty, comfort, and effortless living.

Approaching the property, you're greeted by a carefully composed frontage that blends practicality and charm. The driveway offers not just ample parking but also the forward-thinking addition of an EV charging point, while the neat lawn and decorative flowerbeds create an inviting first impression. It's the kind of setting that whispers of quiet pride and understated elegance - a fitting prelude to the home itself.

Inside, the sense of welcome deepens. The entrance hall is bathed in light, hinting at the thoughtful design that unfolds beyond. To the right, the lounge serves as a relaxing haven, featuring a wood-burning stove for added warmth and charm - perfect for winter evenings or as a quiet retreat for reading or relaxation. Adjacent to this, the living room provides a more intimate setting with a bright bay window framing the leafy outlook, while the well-proportioned room offers plenty of space for family time or quiet evenings.

The true heart of the home is the open-plan kitchen and dining area at the rear. Designed with both style and function in mind, this space boasts granite worktops, integrated appliances, and a Rangemaster cooker, making it as practical as it is beautiful. The bifold doors open out to the west-facing garden,



seamlessly merging indoor and outdoor living. On sunny evenings, this area transforms into the ultimate entertaining space, where dinner can flow from the dining table to the patio, framed by golden evening light.

Upstairs, the design remains both elegant and functional. The principal bedroom is a sanctuary, with built-in wardrobes offering ample storage while maintaining the room's clean lines and calming atmosphere. Two additional bedrooms provide flexibility for growing families, guests, or hobbies, while the family bathroom and additional shower room ensure comfort and convenience for all.

The fourth bedroom, overlooking the front of the house, offers versatility - whether as an additional sleeping space, home office, or creative studio. With its thoughtful layout, the home adapts effortlessly to modern living.

Step into the garden, and you'll discover a space that doesn't shout but quietly asserts its charm. It's a haven for those who value outdoor space without the demands of excessive upkeep. Mature plants and flowerbeds provide bursts of colour, while the patio offers a lovely setting for al fresco meals or evening relaxation. It's a garden that works with you, enhancing your lifestyle rather than dominating it.

Beyond the property itself, the location is a true gift. Blackwell is celebrated for its tranquillity and community feel, offering the perfect environment for family life. For those with children, the proximity to esteemed schools such as Polam Hall and Carmel College is invaluable. Nature lovers will relish the nearby Blackwell Grange and its surrounding parklands, perfect for leisurely walks, weekend picnics, or simply enjoying the beauty of the seasons. For a touch of indulgence, the luxurious Rockliffe Hall is just a short drive away, with its world-class spa, dining, and golf facilities.

Briar Walk is more than a home; it's an invitation to live beautifully. Every element, from its thoughtful interiors to its harmonious connection with the outside world, has been crafted to offer a lifestyle that is as enriching as it is effortless. For those seeking a place where form meets function, where tranquillity meets opportunity, and where every day feels just that little bit special, this is the perfect address. A home, and a life, to be truly cherished.

Call now to view.

### Common

Bedrooms:	4
Bathrooms:	2
Finished sq. ft.:	143 sq m

### Lease terms

Date Available:

### Contact information

IMLIX ID: RS2268



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