



1 St. Andrews Close, Darlington
Darlington



In Excess of £400,000



1 St. Andrews Close

Darlington

Designed and built by the current owner over 40 years ago, this individually designed four-bedroom detached residence presents a rare opportunity to acquire a home that has remained in the same ownership since it was first built.

Situated just off Houghton Green within an exclusive development of individually designed detached homes, the property occupies a generous plot and offers spacious, versatile accommodation, beautifully established gardens and a wonderful balance of character, comfort and practicality, making it an ideal home for family living.

The property is approached via a generous driveway providing ample off-road parking and access to the detached double garage, while the attractive, well-maintained front gardens create an inviting first impression.

Internally, a welcoming entrance hall leads to three generously proportioned reception rooms, providing versatile spaces for relaxing, entertaining and everyday family life. Flooded with natural light through large windows, the accommodation retains a wealth of character, enhanced by decorative ceiling mouldings, feature fireplaces, together with Karndean flooring to the kitchen and family bathroom.

The spacious fitted kitchen forms the heart of the home and is fitted with a range of wall and base units, integrated appliances, generous granite worktop space and a central island with breakfast bar. Patio doors open directly onto the rear garden, creating an effortless connection between the indoor and outdoor living spaces, ideal for entertaining and family gatherings.



Porch

7' 6" x 5' 0" (2.29m x 1.52m)

Hallway

14' 2" x 9' 1" (4.33m x 2.77m)

Lounge

25' 7" x 14' 4" (7.79m x 4.37m)

Dining Room

13' 6" x 11' 8" (4.12m x 3.55m)

Living Room / Study

13' 1" x 8' 3" (4.00m x 2.51m)

Breakfast Kitchen

15' 8" x 14' 2" (4.77m x 4.33m)

Wc

5' 10" x 5' 3" (1.77m x 1.60m)

Landing

12' 3" x 11' 5" (3.73m x 3.48m)

Bedroom 1

14' 4" x 13' 3" (4.37m x 4.03m)

En-suite

5' 8" x 5' 7" (1.73m x 1.70m)

Bedroom 2

15' 9" x 13' 2" (4.79m x 4.01m)

Bedroom 3

11' 5" x 10' 0" (3.48m x 3.05m)

Bedroom 4 / Study

13' 1" x 8' 3" (4.00m x 2.52m)

Bathroom

14' 5" x 6' 10" (4.40m x 2.08m)

Garage

18' 11" x 18' 9" (5.76m x 5.71m)





GARDEN

DOUBLE GARAGE

2 Parking Spaces

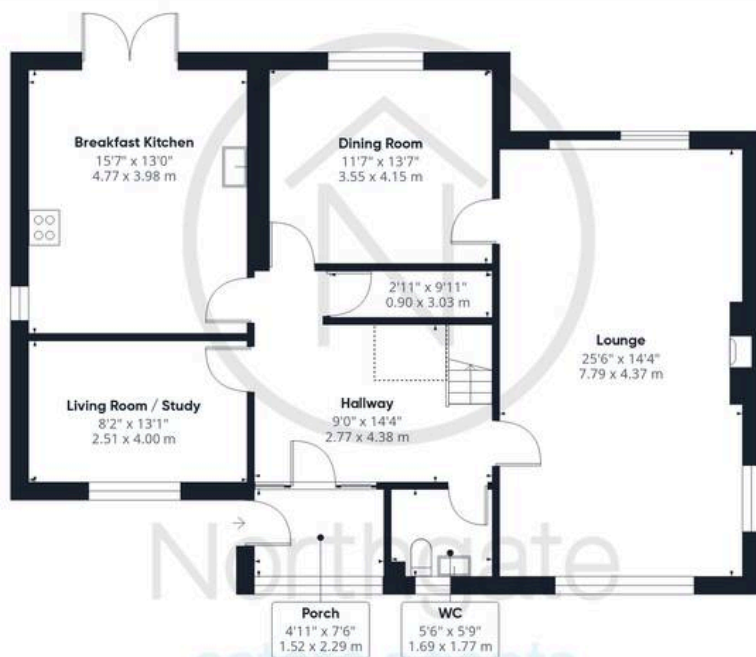
DRIVEWAY

4 Parking Spaces

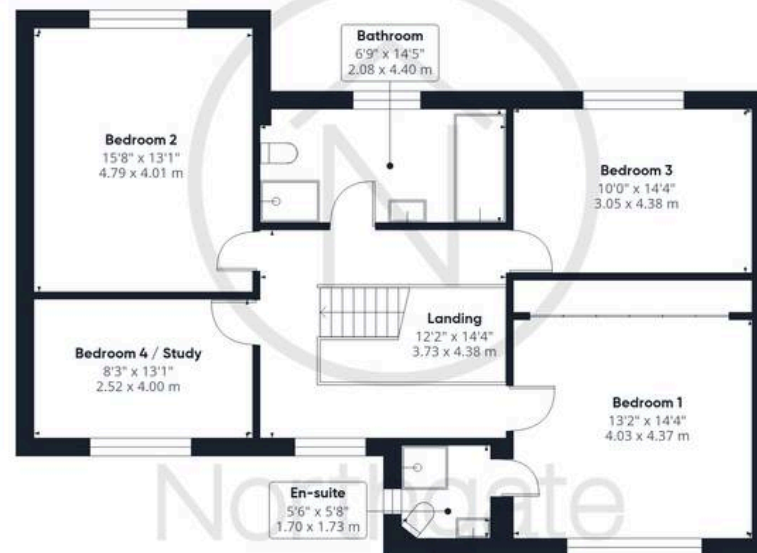




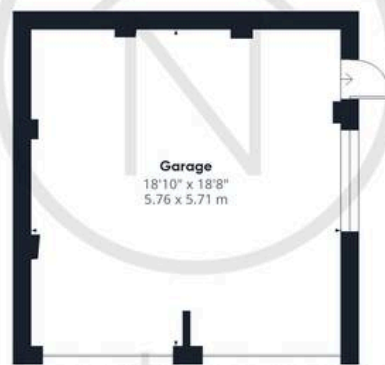




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾

2383 ft²

221.4 m²

Reduced headroom

14 ft²

1.3 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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