



**** DECEPTIVELY SPACIOUS FAMILY HOME ** ** TWO RECEPTION ROOMS **
** SPACIOUS KITCHEN/DINER ** ** MASTER SUITE ** ** SOUGHT AFTER LOCATION ****

Nestled in the highly sought-after West End of Darlington, this beautifully presented five bedroom home offers a perfect blend of period charm and modern living. The property boasts high ceilings throughout, enhancing its sense of space and grandeur.

On the ground floor, two spacious reception rooms provide versatile living space, ideal for both formal entertaining and relaxed family living. The heart of the home is the large, open-plan kitchen/diner, perfect for family meals or hosting gatherings. A convenient ground floor cloakroom adds practicality to this elegant space.

Please Note: Council tax Band D. Freehold basis. EPC Rating D
Please contact Smith & Friends, Darlington for a viewing

Salutation Road, Darlington, DL3 8JS

5 Bed - House - Semi-Detached

£395,000

EPC Rating: D

Council Tax Band: D

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

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The generously proportioned bedrooms are spread over two floors, ensuring privacy and comfort for all. The master suite, located on the second floor, is a true retreat, complete with a Juliette balcony, a walk-in wardrobe and a well-appointed en-suite bathroom.

Outside, the South facing garden is a true highlight, offering a tranquil space to enjoy throughout the year. The large garden includes a garden room, raised decked area and patio, perfect for alfresco dining or relaxing in the sun. The property also benefits from a driveway at the front, providing off-street parking.

This exceptional home combines luxury, space, and an enviable location, making it a must-see for discerning buyers.

Entrance Hall

Ground floor Cloakroom/w.c.

Lounge
12'4x11'9 (3.76mx3.58m)

Second Reception Room
14'9x11'9 (4.50mx3.58m)

Kitchen/Diner
31'x8'11 (9.45mx2.72m)

First Floor Landing

Bedroom
15'10x9'9 (4.83mx2.97m)

Bedroom
14'10x9'5 (4.52mx2.87m)

Study
9'7x9'2 (2.92mx2.79m)

Bedroom
13'9x8'10 (4.19mx2.69m)

Bathroom/w.c.
9'2x5'10 (2.79mx1.78m)

Second Floor

Bedroom
10'11x11'8 (3.33mx3.56m)

En-suite
7'10x5'8 (2.39mx1.73m)

Walk-In Wardrobe/Bedroom
6'3x14'5 (1.91mx4.39m)

Front External

Rear Garden

Garden Room

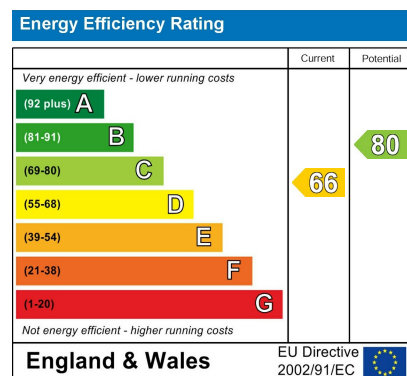


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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.



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