



## 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 400,000

#### Location

Pays:	Royaume-Uni
Soumis:	02/06/2026

#### Description:

Tucked quietly within one of Darlington's most desirable West End cul de sacs, Sylvan Grove is a beautifully balanced period home that combines charm, privacy and practicality in a way that feels increasingly difficult to find. With its south facing landscaped garden, detached garage and off street parking, this is a property that offers not only character, but a genuinely enviable way of living.

From the moment you arrive, the setting immediately stands apart. Sylvan Grove has long been regarded as one of the West End's most sought after residential addresses, prized for its peaceful atmosphere, attractive period homes and close proximity to some of the town's best schools and amenities. The quiet nature of the cul de sac gives the property a calm and secluded feel, while the mature surroundings create a sense of permanence and character that newer developments often struggle to replicate.

The house itself is full of warmth and personality. The attractive façade, curved entrance detailing and original proportions immediately establish the home's period heritage, while the interiors have been carefully updated to support modern living without losing the charm that defines properties of this era.

Stepping inside, the entrance hall creates an inviting first impression, leading naturally through to the principal reception rooms. The living room is a wonderfully comfortable space, centred around a fireplace and enjoying direct access onto the rear garden through patio doors. Natural light flows through



the room throughout the day, while the connection to the garden gives the space a relaxed and open feel that works beautifully for both everyday living and entertaining.

The separate dining room retains a more traditional character, with bay window, fireplace and fitted alcove storage combining to create a room that feels elegant yet entirely usable. It is equally suited to family dining, quieter evenings or hosting friends and guests.

To the rear, the kitchen and family room forms the social heart of the house. The vaulted ceiling and large windows create a bright and uplifting atmosphere, while the open arrangement allows cooking, dining and day to day family life to sit comfortably together. The kitchen itself is well designed, with painted cabinetry, timber work surfaces and generous preparation space, while patio doors open directly onto the garden, strengthening the relationship between inside and outside living.

Upstairs, the accommodation continues the same sense of balance and comfort. The principal bedroom enjoys fitted wardrobes and Juliet balcony doors overlooking the rear garden, creating a calm and private retreat. The remaining bedrooms are all well proportioned and versatile, allowing the home to adapt naturally to changing family needs, guest accommodation or home working. The bathroom has been modernised to a high standard with clean contemporary finishes that complement the wider character of the house.

Outside, the gardens are undoubtedly one of the property's defining features. South facing, beautifully landscaped and exceptionally private, the rear garden feels like a genuine extension of the living space. Lawn, patio areas, mature planting and carefully shaped borders combine to create a setting that is peaceful, sheltered and incredibly easy to enjoy. Whether entertaining outdoors, relaxing in the sun or simply appreciating the tranquillity of the location, the garden provides an atmosphere that is difficult to replicate so close to the centre of town. The detached garage and driveway parking further enhance the practicality of the property, ensuring the house works as comfortably day to day as it does aesthetically.

The location is central to the appeal. Sylvan Grove sits within Darlington's highly regarded West End, close to excellent schools, South Park, independent cafés, restaurants and the town centre itself. Darlington's mainline railway station provides direct services to London, York, Newcastle and Edinburgh, while the A1 M is easily accessible for wider regional travel.

Sylvan Grove is a home that succeeds because it feels settled, welcoming and quietly special. It offers period character without compromise, beautifully maintained living space and one of the most peaceful garden settings within the West End. For buyers seeking charm, location and lifestyle in equal measure, this is an exceptional opportunity.

## Commun

Chambres:	3
Salle de bains:	1
Pied carré fini:	138 m <sup>2</sup>

## Lease terms

Date Available:



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**Contact information**

IMLIX ID:

RS2868

