



## listing



### Informações do Revendedor

Name:	Tony Dobbins
Nome da	Anthony Jones
Empresa:	Properties
País:	Reino Unido
Experience since:	
Tipo de	Selling a Property
Serviço:	
Specialties:	
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Languages:	English
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### Detalhes do anúncio

Imóveis para:	Venda
Preço:	USD 769,726.89

### Localização

Country:	Reino Unido
Adicionado:	24/04/2025

#### Informação adicional:

Situated at the end of a quiet cul-de-sac on the prestigious Woodburn Gardens development in Darlington's West End, this exceptional detached residence offers a refined take on family living. This 2019 "Clarence" design by ESH Homes provides 2,534 sq ft of well-proportioned space, carefully balancing everyday practicality with a layout that enhances how you live.

As you approach the property, the generous driveway and double garage immediately suggest a home designed for ease and convenience. Its position, set back from the road, lends a pleasing sense of privacy. The clean lines of the architecture present a smart, contemporary face to the world, one that sits comfortably within the established character of the area.

Stepping inside, the entrance hall makes a memorable first impression. Your eye is drawn upwards to the galleried landing, a feature that floods the space with natural light and creates an immediate feeling of openness. This isn't just a hallway; it's a welcoming space that sets the tone for the rest of the home. To the front, the lounge offers a calm retreat. Imagine relaxing here in the evening; the room is well-proportioned, offering a comfortable space to unwind, with a contemporary electric fireplace providing a focal point and the soft, neutral décor promoting a sense of tranquillity.

Moving towards the rear, the house opens up into its social hub: the open-plan kitchen, dining, and family



area. This is where daily life unfolds, where cooking, eating, and relaxing merge into a seamless experience. Picture yourself preparing meals in the kitchen, equipped with Corian worktops, a central island, and integrated Smeg appliances – oven, warming drawer, induction hob, and dishwasher – designed to make life easier and more enjoyable. The layout encourages interaction, so whether you're cooking, dining, or simply relaxing, you remain connected. Bi-fold doors open wide to the south-facing rear garden, effectively extending the living space. On a sunny day, the garden becomes an integral part of the home, perfect for entertaining or simply enjoying a quiet moment outdoors.

A separate utility room provides a practical space to manage household tasks. With ample storage, a wine chiller, and access to the garden, it's designed to keep the rest of the house organised. A conveniently placed guest WC completes the ground floor.

Ascending the staircase, the first floor is where the home offers sanctuary. The principal suite is a genuine escape; fitted wardrobes provide excellent storage, and the stylish en-suite bathroom, with its walk-in shower, offers a touch of indulgence. It's a space designed for relaxation and privacy. A second bedroom also features an en-suite, providing flexibility for family or guests. The remaining two bedrooms share the well-appointed family bathroom, which includes both a bath and a separate shower, catering to the demands of a busy household.

Outside, the south-facing rear garden is a private and secure space, designed for enjoyment with minimal upkeep. The generous patio provides a natural extension of the indoor living space, ideal for outdoor dining and entertaining, while the lawn and carefully chosen borders offer a pleasant backdrop.

The double garage provides secure parking and additional storage, adding to the home's practicality and convenience.

The location of Ravensgarth Drive within the Woodburn Gardens development is a key part of its appeal. The cul-de-sac setting offers peace and quiet, while the development itself fosters a sense of community. Crucially, the property falls within the catchment area for Darlington's highly regarded schools, and it's also within easy reach of the town centre, parks, and the train station, with its excellent connections to major cities. The proximity of the A66 and A1(M) provides good road links for travel further afield.

This isn't just a property; it's a place to put down roots, to enjoy a comfortable and stylish lifestyle, and to benefit from a superb location.

Call NOW to view

## Comum

Quartos de dormir:	4
Banheiro:	3
Pés quadrados acabados:	207 m <sup>2</sup>

## Lease terms

Date Available:



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## Contact information

IMLIX ID:

RS2412

