

John's Garth, Darlington, DL2 2WH  
Offers in the region of £295,000



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### Council Tax Band: D

Occupying a superb position overlooking a green to the front, this beautifully presented four bedroom detached home is located within the sought-after modern West Park Garden Village development. Built in 2022 by the highly regarded local builder, Homes by Esh, renowned for their excellent build quality, stylish design and impressive specification, this outstanding home still benefits from the remainder of a 10-year NHBC warranty, offering complete peace of mind for prospective purchasers. This particular 'Shrewsbury' house type was one of the development's most popular layouts, perfectly suited to modern family living.

The property enjoys a prime setting within the development, combining a peaceful outlook with exceptional convenience. West Park Garden Village continues to prove incredibly popular thanks to its family friendly atmosphere, nearby schooling, superb range of shops and everyday amenities all within walking distance, along with excellent transport links. The A1(M) is just a short drive away, providing easy access both north and south, whilst Darlington town centre and surrounding villages are also conveniently close by.

Beautifully cared for and maintained by the current owners, the home is presented throughout in tasteful neutral décor with quality flooring and gas central heating via a 'Combi' boiler, creating a stylish and move-in-ready property that will appeal to a wide range of buyers.

The accommodation briefly comprises; a welcoming entrance hallway, cloak/WC, and a superbly proportioned lounge to the front elevation enjoying the attractive aspect. To the rear is the true heart of the home, an impressive open-plan kitchen/dining/family room designed perfectly for entertaining and modern day living, with bi-fold doors opening directly onto the rear garden. The beautifully appointed kitchen offers an excellent range of units

alongside a selection of integrated appliances, complemented by a useful utility room housing the boiler.

To the first floor, the landing leads to four well-proportioned bedrooms and a stylish contemporary family bathroom. The principal bedroom is particularly impressive, benefitting from its own ensuite shower room.

Externally, the property continues to impress with a generous enclosed rear garden, mainly laid to lawn and featuring an extended patio area, ideal for outdoor dining and enjoying the warmer months. To the front, the property enjoys pleasant views, further enhancing the attractive setting. Also to the rear is a block paved driveway providing parking for two or three vehicles together with a garage offering secure parking or additional storage.

Competitively priced for today's market, early viewing is highly recommended to avoid disappointment.

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Tenure - Freehold

Total sq ft and room dimensions to be considered a guide only.

Following acceptance of an offer, the prospective buyer(s) will be required to pay £30 (inc. VAT) per client, to cover the cost of anti-money laundering checks conducted by Estates, in compliance with HMRC regulations.

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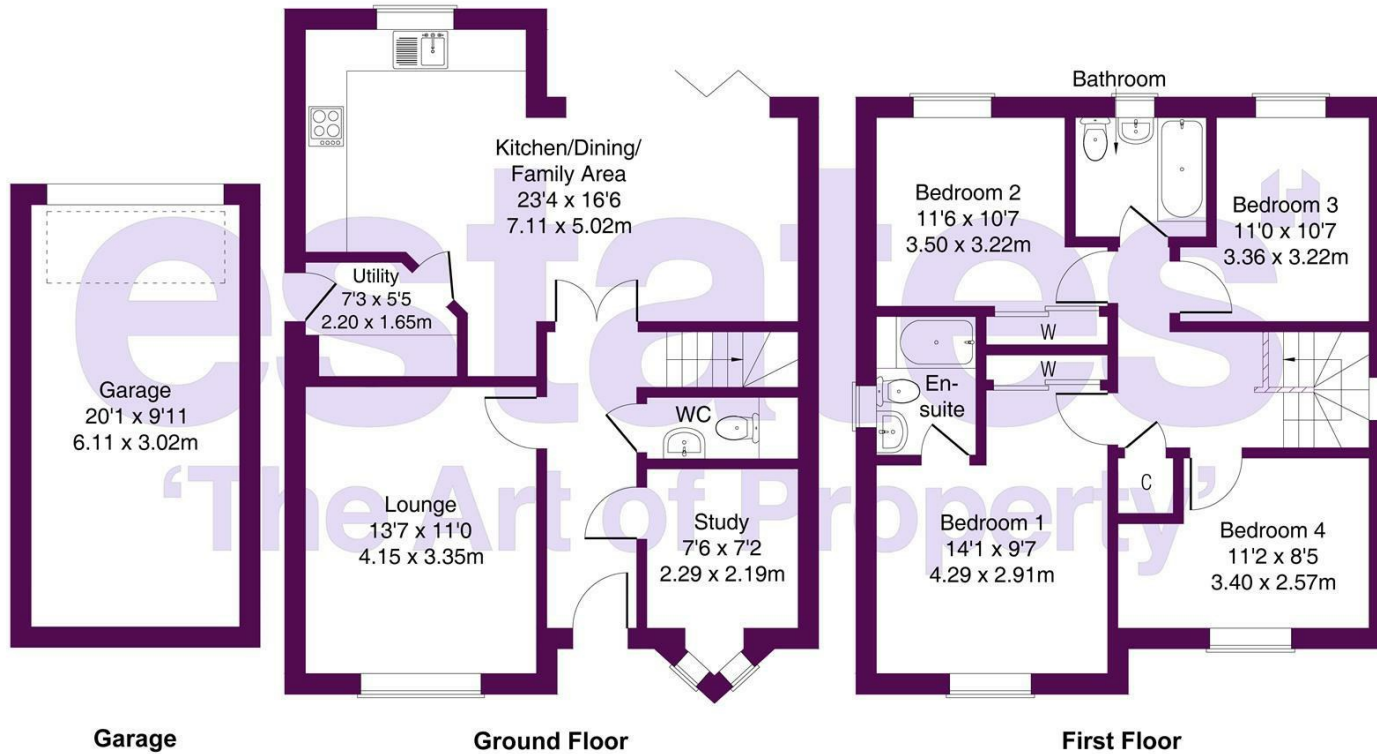
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Approximate Gross Internal Area: (1432 sq ft - 133 sq m.)



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