Oakdene Avenue, Darlington, DL3 7HS
Offers in the region of £370,000

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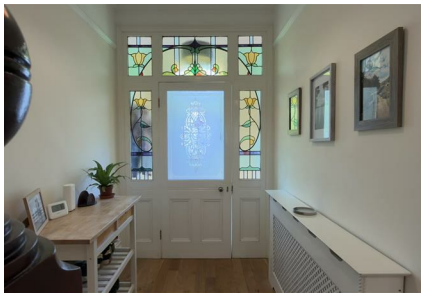

Oakdene Avenue, Darlington, DL3 7HS
Offers in the region of £370,000
Council Tax Band: D

Nestled within the highly sought-after West End of Darlington, this exceptional and beautifully maintained period residence offers an impressive level of accommodation arranged over three spacious floors. Thoughtfully improved and maintained by the current owners, the home effortlessly blends elegant and contemporary styling with a wealth of charming original features.

Upon entering, you are welcomed by a bright and inviting hallway which leads to two generous reception rooms, both offering versatile living and entertaining space with the added benefit of patio doors leading to the rear garden. To the rear of the property, a stunning kitchen/breakfast room serves as the heart of the home enjoying a beautifully appointed design. This space flows seamlessly into a useful utility room and a convenient ground floor WC. A substantial garage/workshop is also located to the rear, providing excellent storage, workspace potential, and secure parking.

The property boasts five well-proportioned bedrooms in total. The first floor hosts four bedrooms, including three spacious doubles and a good-sized single room, currently utilised as a home office. These are complemented by a stylish and contemporary shower room with full size shower. Occupying the top floor is a further large double bedroom, enhanced by a dressing room/walk-in wardrobe and extensive eaves storage, which also houses the boiler. The top floor also features an en-suite shower room which has not been used as such for some years and is currently used as additional storage by the owners. Prospective purchasers may wish to consider remedial work before use.

Externally, the home enjoys a delightful south-facing garden to the front, perfect for relaxing and enjoying natural sunlight throughout the day, plus a manageable rear garden enjoying artificial lawn and paving. The property's striking double-bay fronted façade is defined by its original stained-glass bay windows, a standout period feature, complemented by additional stained-glass detailing to select windows, while the remainder of the home has been largely upgraded with double glazing for modern comfort and efficiency.

Ideally positioned within walking distance of Darlington town centre, local parks and well-regarded primary and secondary schools, this outstanding home offers both convenience and an enviable lifestyle.

Please note:
Council tax Band - D
Tenure - Freehold
Total sq ft guide only and does not include eaves.
Room dimensions also 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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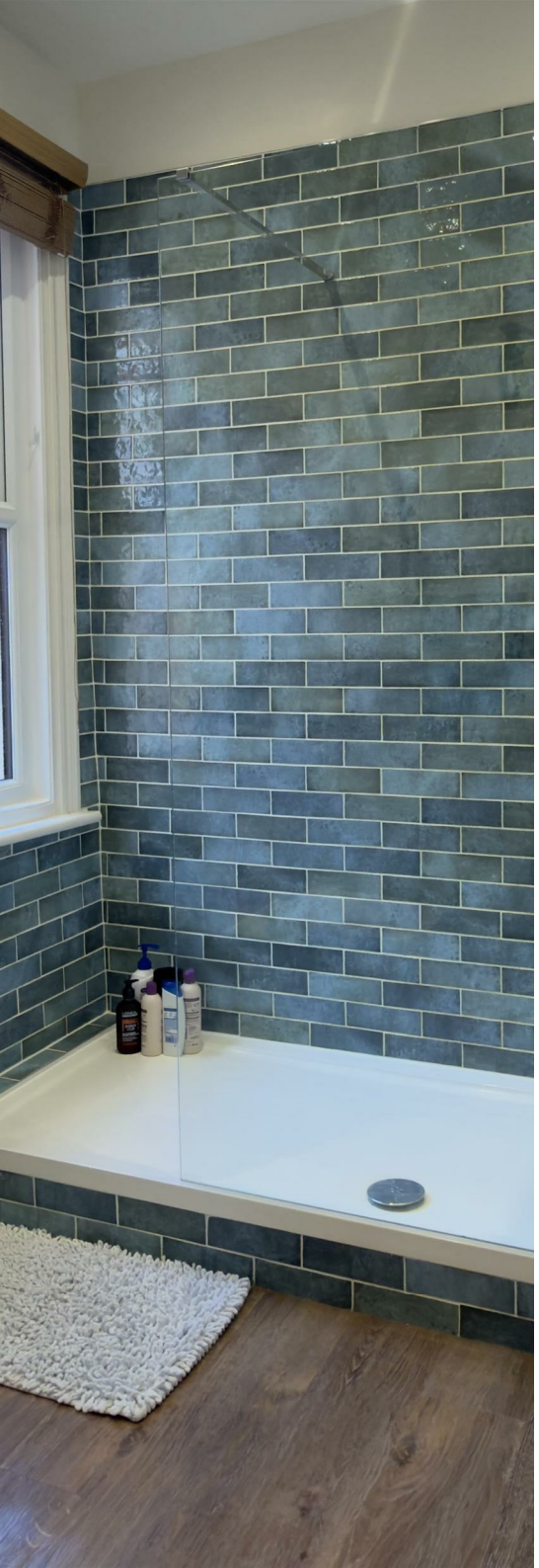

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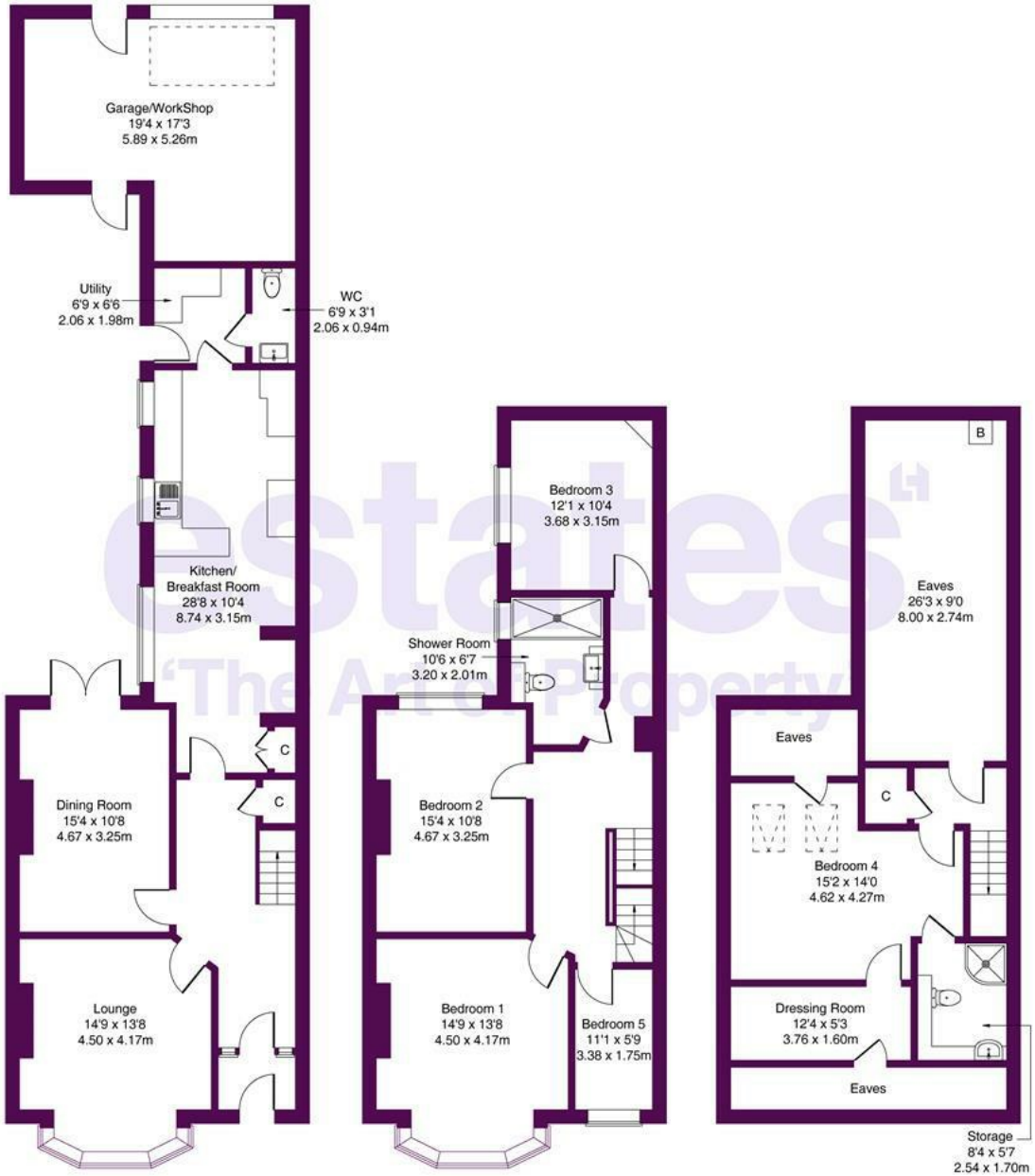
Approximate Gross Internal Area: (2377 sq ft - 221 sq m.)
(Excluding Eaves)



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estates
'The Art of Property'

Business Central 2 Union Square
Central Park
Darlington
County Durham
DL1 1GL
01325 804850
sales@estatesgroup.co.uk
https://estates-theartofproperty.co.uk/