

Pierremont Gardens, Darlington, DL3 9PE
Offers in the region of £425,000

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'The Art of Property'



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Offers in the region of £425,000

Council Tax Band: E

Occupying a superb corner plot within the heart of Darlington's prestigious West End, this outstanding detached residence represents a rare opportunity to acquire a beautifully appointed family home in one of the area's most sought-after locations. Detached homes of this calibre are consistently in high demand, and we anticipate this exceptional property will be no exception.

Having been significantly enhanced and thoughtfully remodelled by the current owners with little regard for cost, the property offers an outstanding blend of luxurious contemporary living, versatile accommodation, and manicured outdoor space. It is ideally positioned within walking distance of highly regarded primary and secondary schools, whilst remaining conveniently close to Darlington town centre.

The beautifully landscaped wraparound gardens are a particular feature, with a south-facing side garden enjoying sunshine throughout the day and a west-facing rear garden providing the perfect setting for relaxing and entertaining into the evening.

A welcoming reception hallway creates a fabulous sense of quality on arrival, leading to a superb principal reception room, allowing both seating and dining, with bi-fold doors opening onto the gardens. A separate dining/family room offers further flexibility for modern family living.

Undoubtedly the heart of the home is the stunning kitchen/breakfast room, installed in 2023 to an exceptional specification. Designed with both style and practicality in mind, it boasts an extensive range of quality cabinetry, premium integrated appliances, elegant worktops, a Belfast sink, impressive central island and a striking lantern skylight that floods the

room with natural light, creating a spectacular space for everyday living and entertaining.

The original double garage has been thoughtfully converted to provide a substantial home office together with a useful utility room accessed from the kitchen. This highly versatile space offers excellent potential for a ground floor bedroom, entertaining room, gymnasium, or hobby room. The ground floor WC adds to what is an exceptional amount of accommodation to the ground floor.

To the first floor are four well-proportioned bedrooms, including three generous doubles and a comfortable single bedroom, all served by a beautifully appointed contemporary family bathroom featuring a luxurious roll-top bath and separate walk-in shower.

Beautifully presented throughout and offering exceptional versatility, with the added benefit of CCTV, this remarkable home combines an enviable West End setting with high-quality improvements and outstanding value in today's market. Early viewings are essential to fully appreciate the lifestyle and quality this superb home has to offer.

Please note:
Council tax Band - E
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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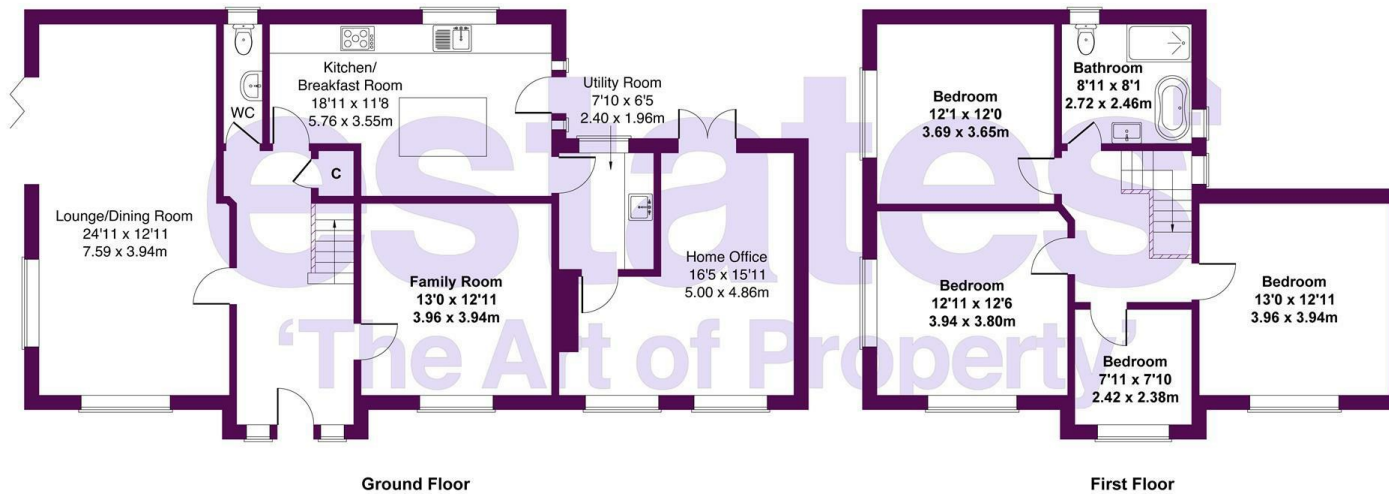
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Business Central 2 Union Square
Central Park
Darlington
County Durham
DL1 1GL
01325 804850
sales@estatesgroup.co.uk
<https://estates-theartofproperty.co.uk/>

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Approximate Gross Internal Area: (1884 sq ft - 175 sq m.)



Not to Scale. Produced by The Plan Portal 2026
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