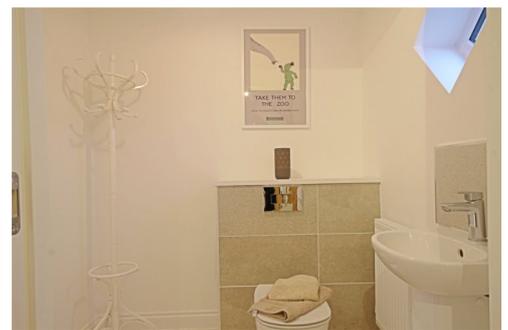




3 Bedrooms



# The Aydon Show Home, 4 Winding Way

Westpark Village, Darlington, DL2 2GG

Asking Price

**£209,950**

EPC Rating TBC

 **OnTheMarket**.com

Beautifully finished to an exacting standard by renowned award winning local house builder Bussey and Armstrong this stylish contemporary property is available as both a semi-detached and a detached home equipped to the highest modern standard.

Including an individual kitchen and appliances, beautiful standard bathroom and en-suite this lovely Arts and Crafts style home offers very well-proportioned accommodation within this unique stylish setting which briefly comprises on the ground floor; entrance hall, large lounge with sliding UPVC double glazed patio doors leading to the rear, superb kitchen/dining room with high quality soft close units, utility room and a cloakroom/wc. To the first floor the master bedroom has a lovely en-suite shower room, there are two further bedrooms and a fabulous family bathroom with shower. Externally there are generous gardens to the front and to the rear and a garage with driveway for car parking.

Westpark Village is a unique high quality development boasting a school, shops and a bistro-pub with a more comprehensive range of shopping and recreational facilities and amenities available in nearby Cockerton Village and Darlington Town Centre. Westpark Village is well placed for commuting purposes as it lies a short drive from the A68 and the A1M Motorway.

### Entrance Hallway

Tiled floor, radiator, stairs to the first floor and under stairs cupboard.

### Lounge

18'10" x 10'8" (5.74m x 3.25m)

Sliding UPVC double glazed patio doors leading to the rear garden, t.v. aerial point, UPVC double glazed window and two radiators.

### Kitchen/Dining Room

13'4" x 8'3" (4.06m x 2.51m)

Fitted with a fabulous range of "soft close" floor and wall units, electric oven, electric four ring hob with extractor hood over, spotlights, plumbing for dishwasher, radiator, tiled floor and two UPVC double glazed windows.

### Utility Room

8'3" x 5'4" (2.51m x 1.63m)

Plumbing for washing machine, radiator, tiled floor, extractor fan and double glazed rear door.

### Cloakroom/wc

Low level w.c., wash hand basin, radiator, tiled floor, UPVC double glazed window and extractor fan.

### Master Bedroom

14'11" x 11'6" (4.55m x 3.5m)

Two UPVC double glazed windows, t.v. aerial point and radiator.

### En-suite Shower Room

Tiled shower cubicle and shower, wash hand basin, low level w.c., spotlights, UPVC double glazed window, radiator and extractor fan.

### Bedroom 2

10'8" x 10'4" (3.25m x 3.15m)

UPVC double glazed window and radiator.

### Bedroom 3

10'8" x 8'2" (3.25m x 2.5m)

Radiator and UPVC double glazed window.

### Family Bathroom

Panelled bath with shower over, wash hand basin, low level w.c., spotlights, UPVC double glazed window, extractor fan and radiator.

### Gardens

There are lawned gardens to the front and to the rear of the property.

### Garage

With electric power and light. The garage is accessed via a driveway for additional parking.

**Council Tax Band** – To be advised

**Tenure** - To be advised

Details prepared by:  
Gary Stephenson



Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.