



**Bellwood  
& Harris**

**4-6 Yarm Road  
Darlington  
Co Durham  
DL1 1XH**



## Rainhill Way, Darlington

A super three bedroom home, crammed with features befitting modern family life. Situated on a quiet location within the West Park development with its great transport links and amenities including woodland walks, shops and restaurants - with schools close by this is an ideal home for a small or growing family.

This property already exudes great warmth from the minute you enter - having been a much loved family home. This is evident in the lovely flow of the rooms, the clean lines and the family friendly spaces. Downstairs there is a welcoming entrance hallway - generous enough for storage for all those hats, coats and boots, and a useful cloakroom.

Leading off the hall is a lovely family lounge with large window - that can take a three piece suite with ease and also currently houses a large toy box proving it can function as both an adult and child friendly room.

Through double doors from the lounge is the semi open plan kitchen dining room - this is another example of how the property has been thought out to carefully match the needs of modern family life - the dining area is generous to take a family size dining table as well as a sideboard and has family friendly wooden flooring. Another set of glazed French doors lead out to the garden creating a great feeling of space and light even when the doors are closed. It also allows families to spill out into the garden in the summer.

The kitchen leads off the dining area and helpfully looks out over the enclosed safe rear garden. The kitchen has many integrated appliances behind a warm wood finish kitchen with complementary worktops and splashbacks.

Upstairs there are three bedrooms - the master having an en-suite shower room and being generous enough to accommodate a large wardrobe and chests of drawers.

The second bedroom is a good sized double and maintains the modern yet warm family feeling. The smallest room - a good sized single has been lovingly decorated with murals and would be bound to appeal to children.

The family bathroom is bright - having a white suite and tiling to make the most of the natural light through the large window.

Externally to the front there is a parking space and small fenced courtyard area. The cul de sac is quiet and dominated by families providing a lovely atmosphere. To the rear the enclosed garden offers scope for a myriad of options - currently it is laid to lawn with beds and a patio - a winning mix for families - but it is large enough to accommodate outside play equipment for youngsters, a larger patio and designated BBQ or a vegetable patch depending on the new owners' preferences.

All in all this is a lovely home - in the true meaning of the word home and anyone looking to live in this area is encouraged to view to appreciate the home and the lifestyle on offer.

**£675 Per calendar month**

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#### **Entrance Hallway 1.47m x 3.05m 0.05m**

Double Glazed entrance doorway, laminate flooring, storage cupboard and alarm box with access to cloakroom, kitchen and lounge

#### **Cloakroom 1.02m x 1.52m**

With white cloakroom suite comprising low level WC, seat and lid and cloakroom basin with laminate flooring and radiator

#### **Lounge 3.25m x 4.14m**

Bright room courtesy of the double glazed triple window with decorative bar effect, wall hung radiator, feature electric wall hung fire, TV and telephone points and large double doors through to the dining room



#### **Dining Room 3.25m x 2.59m**

Lovely room overlooking the garden and leading off the lounge with double glazed French doors, laminate flooring and radiator. Semi open to the kitchen forming a convivial family space



#### **Kitchen 2.59m x 2.90m**

Modern warm wood fitted kitchen with a generous selection of wall and base units, complementary worktops and tiled splashbacks. The kitchen itself

benefits from an integrated electric oven with a gas hob for maximum versatility as preferred by many households and fitting for family life and ease of use! There is also plumbing for a washing machine, a stainless steel one and half bowl sink wall mounted boiler in a cupboard and space for a family sized fridge freezer.

The double glazed window overlooks the garden and practical laminate flooring completes the picture



#### **Master bedroom 3.12m x 3.05m**

Lovely light room courtesy of a set of triple double glazed windows. Bank of fitted wardrobes along one wall maximising storage and access to the en suite, wall mounted radiator,

#### **En suite 2.57m x 1.22m**

Neutrally decorated en suite with double shower enclosure, white low level WC and basin and tiled splashbacks. Wall mounted radiator, decorative flooring and extractor



#### **Bedroom 2 2.62m x 3.02m**

Neutral decor with wall mounted radiator and double glazed windows



#### **Bedroom 3 3.25m x 2.06m**

Neutral decor with hand-painted murals making for a beautiful single bedroom with double glazed windows and a wall mounted radiator



#### **Bathroom 2.49m x 1.35m**

Half tiled bathroom with decorative mosaic trim and flooring. White bathroom suite and double glazed window with wall mounted radiator and extractor fan.

