



VENTURE  
PLATINUM



| Darlington  
Offers In The Region Of £850,000





Welcome to Lydon House, an executive 5-bedroom detached residence situated on the outskirts of Hurworth village.

This magnificent home benefits from superior design and specification having been constructed by the current owners, it comes with good gardens both front and rear, excellent off street parking for multiple vehicles. The home is central heated and double glazed.

The Property offers ideal family accommodation with five-bedrooms that extends over two floors and features an open-plan kitchen and family area, living room and dining room, downstairs cloakroom/bathroom, en-suites to the two principal rooms, family bathroom.

Internal viewing is highly recommended at the earliest opportunity where the discerning purchaser can not fail to be impressed with the quality and layout this home has to offer.

There is Planning Permission granted (January 2022) for the erection of a detached triple garage with annexe accommodation.

#### **Entrance Hall**

Composite door to the front, two upvc double glazed windows to the side, four radiators, staircase to the first floor.

#### **Reception Room 1 5.92m x 4.55m (19'5 x 14'11)**

French doors to the rear, radiator, multi fuel burner.

#### **Reception Room 2 4.55m x 3.48m (14'11 x 11'5)**

Upvc double glazed window to the front, radiator and electric fire.

#### **Downstairs Shower Room 2.84m x 2.54m (9'4 x 8'4)**

Upvc double glazed window to the rear, fitted with a suite comprising walk in shower, low level wc, wash hand basin, fully tiled walls, tiled flooring, vertical radiator, ceiling spotlights

#### **Open Plan Kitchen/Diner 9.70m x 5.03m (31'10 x 16'6)**

Upvc double glazed windows to the front and rear, fitted with a range of wall, base and drawer units, contrasting work surfaces, space for American fridge/freezer, belfast sink, Rangemaster cooker, island with integrated wine cooler, radiator.

#### **Kitchen Area Off Main Kitchen 3.30m x 2.82m (10'10 x 9'3)**

Upvc double glazed windows to the rear and side, fitted with a range of wall, base and drawer units, contrasting work surfaces, electric hob, eye level double oven and integrated sink

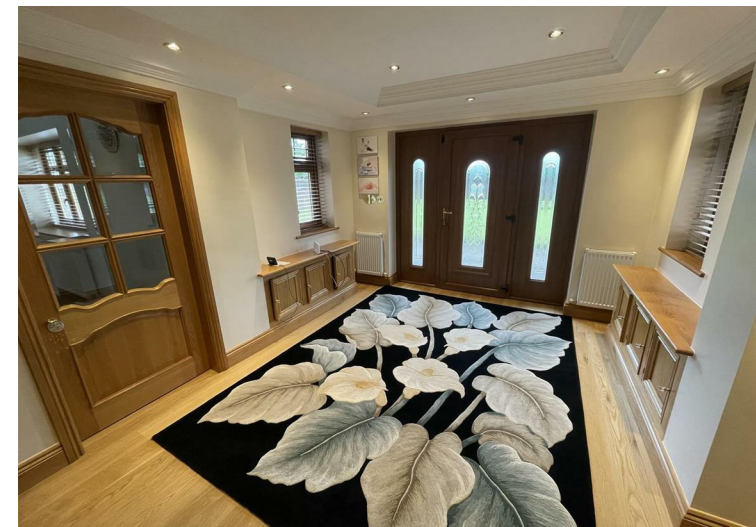
#### **Landing**

#### **Bedroom One 4.576 x 4.482 (15'0" x 14'8")**

Double bedroom to the rear with double glazed window and double radiator, leading to

#### **En-Suite**

Walk in shower, vanity unit low level w/c and wash hand basin, tiled floors and walls.







Bedroom Two 5.109 x 3.259 (16'9" x 10'8")

Double bedroom to the front with double glazed window and double radiator, leading to

**En-Suite**

Shower cubicle, low level w/c, wash hand basin vanity unit, heated towel rail, tiled walls and double glazed window.







**Bedroom Three 4.570 x 2.905 (14'11" x 9'6")**

Double bedroom with double glazed window, double radiator and walk in wardrobe.

**Bedroom Four 4.081 x 3.216 (13'4" x 10'6")**

Double bedroom with double glazed window, double radiator and wardrobe.

**Bedroom Five 3.672 x 2.780 (12'0" x 9'1")**

Double bedroom with double glazed window, double radiator and wardrobe.

**Bathroom**

Tiled walls and floor, bathroom suite comprising low level w/c, wash hand basin, bath, radiator and double glazed window.





#### Externally

Enclosed garden to the front of the property with off street parking for multiple vehicles, with side access to large rear garden.

There is Planning Permission granted (January 2022) for the erection of a detached triple garage with annexe accommodation.

#### Council Tax

Band F

#### Tenure

This property is freehold

#### Note

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house

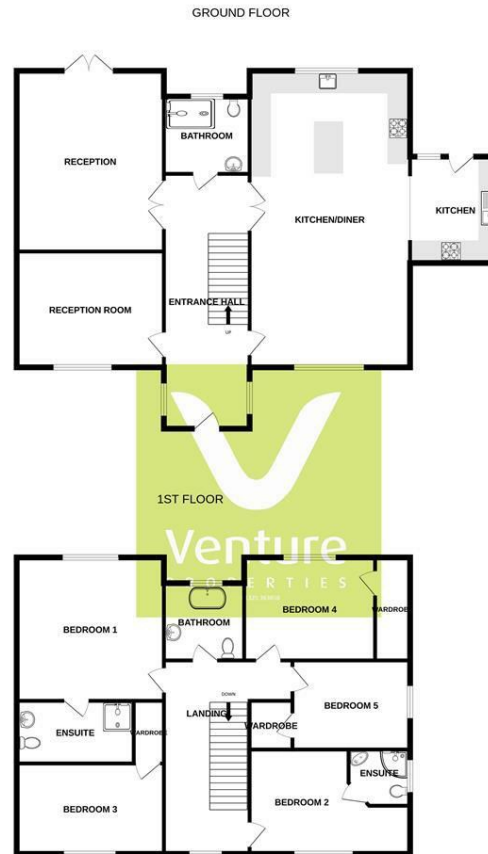








# Lygon House | Darlington



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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