



VENTURE  
PLATINUM

George Stephenson Drive | Darlington  
Offers Over £275,000





#### DRASTICALLY PRICED FOR A QUICK SALE

This immaculately presented, four bed detached house in West Park is spacious, light and airy throughout.

Benefiting from three reception rooms plus a dining kitchen downstairs and four double bedrooms upstairs, there is plenty of room for a family to both come together and to spread out.

The dining kitchen and family room open onto each other providing one large casual living area with access to a patio and the rear garden via two sets of French doors whilst the living room and dining room to the front of the house provide a quieter retreat and areas for more formal entertaining. The downstairs accommodation is concluded by a separate utility room and a cloakroom.

Upstairs there are four double bedrooms and a main house bathroom, all with access from the landing area. The master bedroom has a walk-in wardrobe leading to an ensuite.

Outside the house boasts a good degree of separation because of its siting on a corner plot, with neat garden to the front and side, and a walled enclosed rear garden with patio that are perfect for entertaining. There is also a separate garage and off-street parking.

The home is offered with No Chain.

#### Entrance Hallway

With stairs to first floor.



**Living Room 4.25 x 3.39 (13'11" x 11'1")**

Situated to the front with double glazed window and gas central heating radiator.

**Dining Room 3.29 x 2.65 (10'9" x 8'8")**

Situated to the rear with double glazed French doors and gas central heating radiator.

**Family Room 4.39 x 2.62 (14'4" x 8'7")**

Situated to the front with double glazed window and gas central heating radiator.

**Kitchen Diner 3.65 x 2.33 ( 11'11" x 7'7")**

Situated to the rear with a modern range of wall and floor units with contrasting worksurface, double glazed window, integrated oven and hob with overhead extractor and gas central heating radiator.





### Utility

With plumbing for an automatic washing machine.

### Downstairs/W.C

With a low level W,C and wash hand basin.

### First Floor

Landing area.

### Bedroom 1 3.67 x 3.46 (12'0" x 11'4")

Situated to the front with double glazed window and gas central heating radiator access leading into DRESSING AREA.

### Walk-in wardrobe

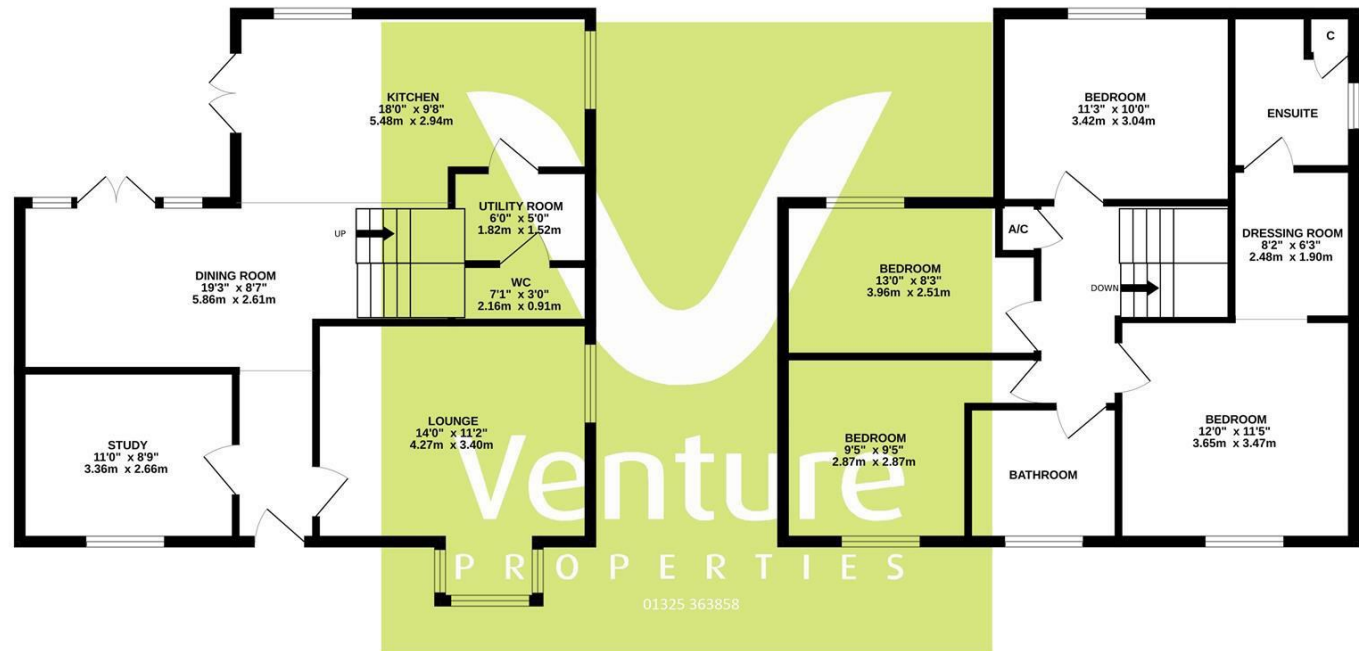
With access into En-Suite.

# 17 George Stephenson Drive | Darlington



GROUND FLOOR  
694 sq.ft. (64.5 sq.m.) approx.

1ST FLOOR  
679 sq.ft. (63.1 sq.m.) approx.



TOTAL FLOOR AREA : 1373 sq.ft. (127.6 sq.m.) approx.

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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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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