



16 MERRYBENT
DRIVE



VENTURE
PLATINUM

Merrybent Drive | Merrybent
Offers Over £300,000



Ideally suited to family occupation we have pleasure in offering this immaculately presented, well proportioned, modern five/six bedroomed town house which comes to the market with no onward chain. The property has been redecorated and carpeted throughout with the addition of a replaced gas central heating boiler.

Offering flexible accommodation over three floors the property briefly comprises : Entrance Hallway, Lounge, Dining Room, Kitchen with appliances, Ground Floor Cloakroom, Four Bedrooms to the First Floor with Two en-suite bathrooms and a family bathroom, to the Second Floor is the Main Bedroom with Bathroom and Dressing Room/Study/Bedroom Six. In addition to overlooking the green there is a smaller front garden and there is a pleasant lawned garden to the rear with a single garage.

Merrybent Drive forms part of an exclusive executive residential development constructed by Messrs Wimpey Homes. It lies within the very popular and sought after Merrybent area of Darlington which is a short drive from Darlington Town Centre.

Entrance Hall

With composite door, radiator, Karndean flooring, under stairs storage and radiator. Access to garage.

Lounge 5.41m x 3.12m (17'9 x 10'3)

Two upvc double glazed windows to the front, radiator. Semi open plan to dining room via double doors and laminate flooring.

Dining Room 3.15m x 3.12m (10'4 x 10'3)

Upvc double glazed double doors to the rear, radiator, coving to ceiling and laminate flooring.

Kitchen 4.65m x 3.15m (15'3 x 10'4)

Fitted with a superb range of cream wall, base and drawer units, laminate work surfaces, part tiled walls, stainless steel sink unit with mixer tap, four ring gas hob, oven and extractor, integrated fridge/freezer, space for tumble dryer, integrated washing machine, ceiling spotlights, integrated dishwasher, tiled flooring. Upvc double glazed window and door to the rear.

First Floor

Landing

Bedroom 1 4.55m x 3.18m (14'11 x 10'5)

Two Upvc double glazed windows to the front, fitted wardrobes with hanging and storage, radiator.

En-Suite

Fitted with a suite comprising shower cubicle, low level wc, wash hand basin in vanity unit, upvc double glazed obscure window to the front, radiator and vinyl flooring.

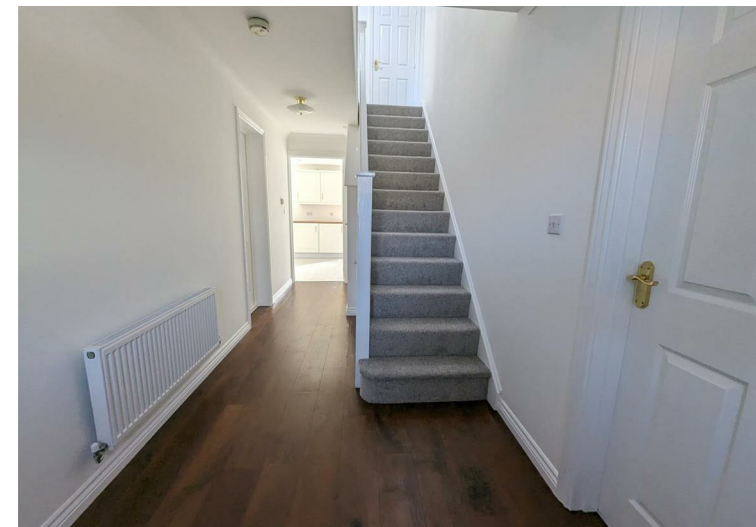
Bedroom 2 3.91m x 2.57m (12'10 x 8'5)

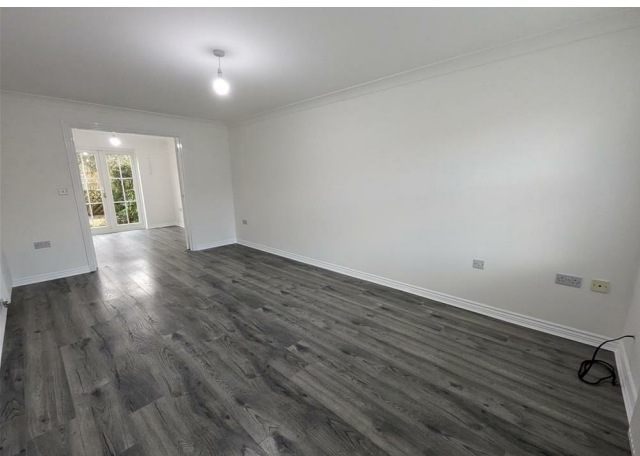
Upvc double glazed window to the front, coving to ceiling and radiator.

Jack and Jill shower Room

Bedroom 3 3.48m x 3.12m (11'5 x 10'3)

Upvc double glazed window to the rear and radiator.





Bedroom 4 2.67m x 2.62m (8'9 x 8'7)

With upvc double glazed window to the rear and radiator. Access to Jack and Jill style en-suite

Family Bathroom

With a white suite comprising panelled bath, low level w.c. and wash hand basin.





Second Floor

Landing

Bedroom 5 4.98m x 3.20m (16'4 x 10'6)

The main bedroom with upvc double glazed window to front and velux window to the rear, radiator.

Bathroom

With shower cubicle, low level w.c and wash hand basin

Study/Dressing Room 3.76m x 2.59m (12'4 x 8'6)

With velux window, double storage cupboard housing hot water tank



Externally

The property has a low maintenance garden to the rear, laid mainly to lawn with patio and borders. Side gated access, outside water and electric supplies.

Council Tax

Band F

Tenure

This property is freehold

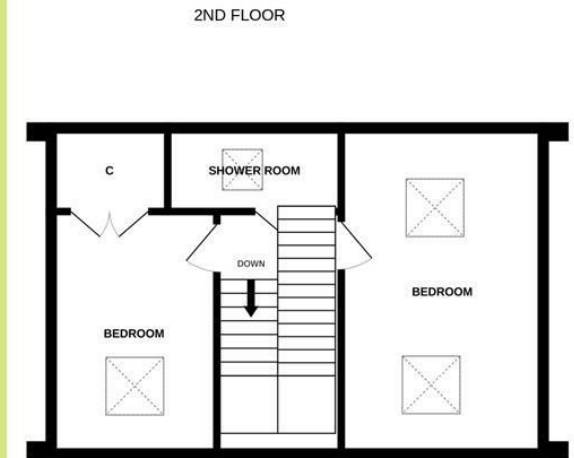
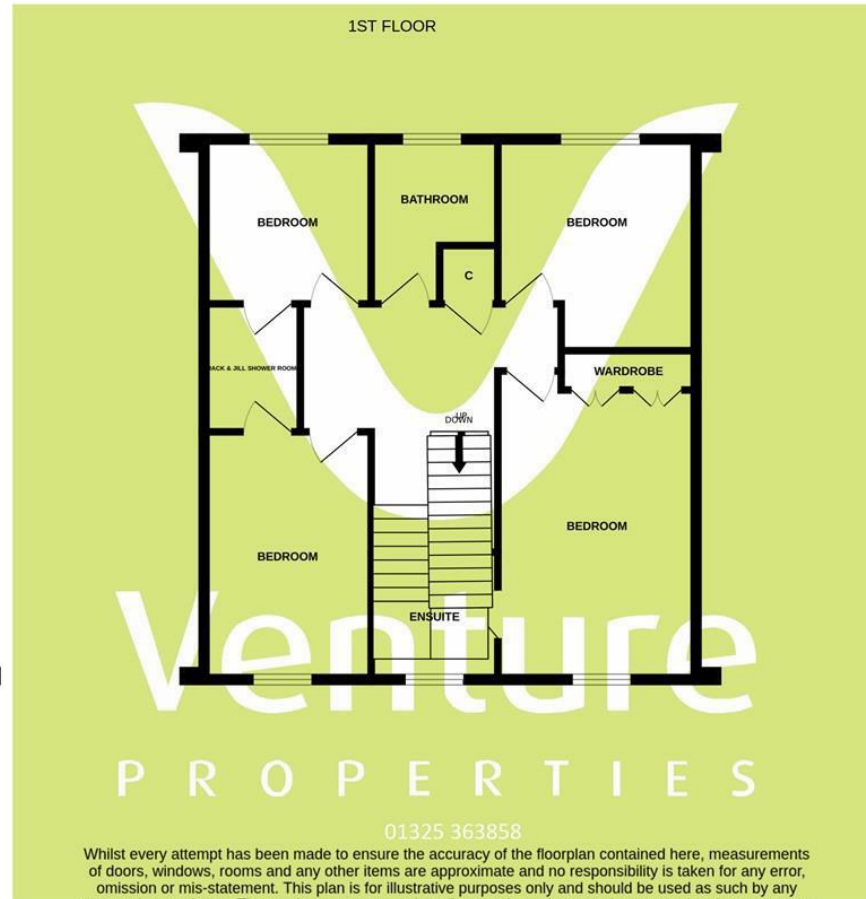
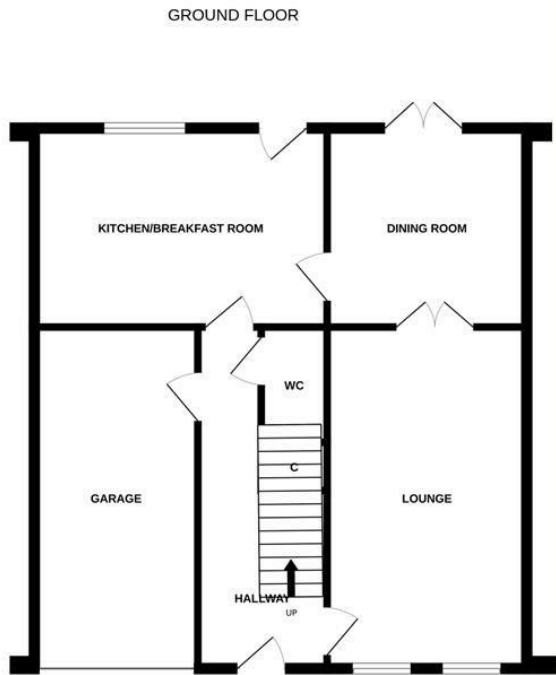
Note

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





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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.

45 Duke Street, Darlington, County Durham,
DL3 7SD

01325 363858
www.venturepropertiesuk.com