



VENTURE
PLATINUM

The Beeches | Darlington
£359,995



An extremely rare opportunity to purchase this large six bedroomed family home, ideally located within a cul-de-sac in a popular village location ideal for anyone requiring access to the A66 or A1M. The property itself has seen some recent improvements and benefits from spacious internal accommodation. Internally the property briefly comprises entrance hallway having access into the kitchen/breakfast room with a range of floor and wall mounted units, also having a door into the lounge / dining room then onto the garden room. To the first floor there is a spacious landing area having doors leading to the larger of the bedrooms on this floor also benefitting from en suite shower room with a further three double bedrooms and family bathroom. There is a stairwell leading to the top floor which has a stunningly presented main bedroom with a useful en suite shower room. Bedroom six is also located on the top floor and is currently used as a dressing room. Externally the property has a driveway leading towards the integral garage, lawned garden and gated access to the rear. The rear of the property has a garden which is mainly laid to lawn and backs onto the nature reserve.

The property will be extremely popular, so early viewing is essential.

Entrance Hallway

Composite front door, radiator, under stairs storage and staircase to the first floor.

Lounge / Dining Room 9.37m x 3.15m (30'9 x 10'4)

Upvc double glazed bay window to the front, three radiators and french doors to the rear.

Garden Room 5.66m x 3.73m (18'7 x 12'3)

Upvc double glazing, log burner and radiator.

Kitchen / Breakfast Room 4.95m x 4.47m (16'3 x 14'8)

A fabulous fitted kitchen with a superb range of wall, base and drawer units with contrasting work surfaces incorporating a one and a half bowl stainless steel sink unit with mixer tap, oven with a gas hob and extractor fan, integrated dishwasher, upvc double glazed window to the side and rear, radiator and door to the rear.

Downstairs Cloakroom

Upvc double glazed window to the side, low level w/c, wash hand basin and radiator.

First Floor

Landing and staircase to the second floor.

Bedroom Two 4.47m x 3.12m (14'8 x 10'3)

Upvc double glazed window to the front and radiator.

En-Suite

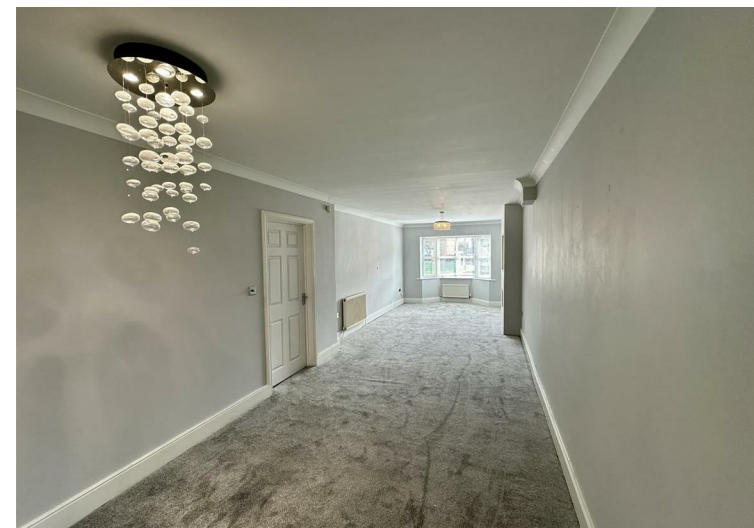
Shower cubicle, low level w/c, wash hand basin, chrome effect heated towel rail and upvc double glazed window to the side.

Bedroom Three 4.24m x 3.58m (13'11 x 11'9)

Upvc double glazed window to the rear and radiator.

Bedroom Four 3.99m x 2.64m (13'1 x 8'8)

Upvc double glazed window to the front, built in wardrobes and radiator.





Bedroom Five 3.28m x 2.64m (10'9 x 8'8)

Upvc double glazed window to the rear, built in wardrobes and radiator.

Family Bathroom

White suite comprising panelled bath, low level w/c, wash hand basin, separate shower cubicle, chrome effect heated towel rail and upvc double glazed window to the rear.





Second Floor
Landing

Bedroom One 4.27m x 3.99m (14 x 13'1)

Two velux window to the rear, two recess double wardrobes and radiator.

En-Suite

Shower cubicle, low level w/c, wash hand basin, chrome effect heated towel rail and a velux window to the rear.

Bedroom Six 5.23m x 2.62m (17'2 x 8'7)

Upvc double glazed window to the front, radiator and velux window to the rear.



Externally

To the front of the property is a driveway allowing off street parking, access to the garage and a garden that is mainly laid to lawn.

To the rear there is a enclosed garden that is mainly laid to lawn with a patio area and access down both sides.

Council Tax

Band F

Tenure

Freehold

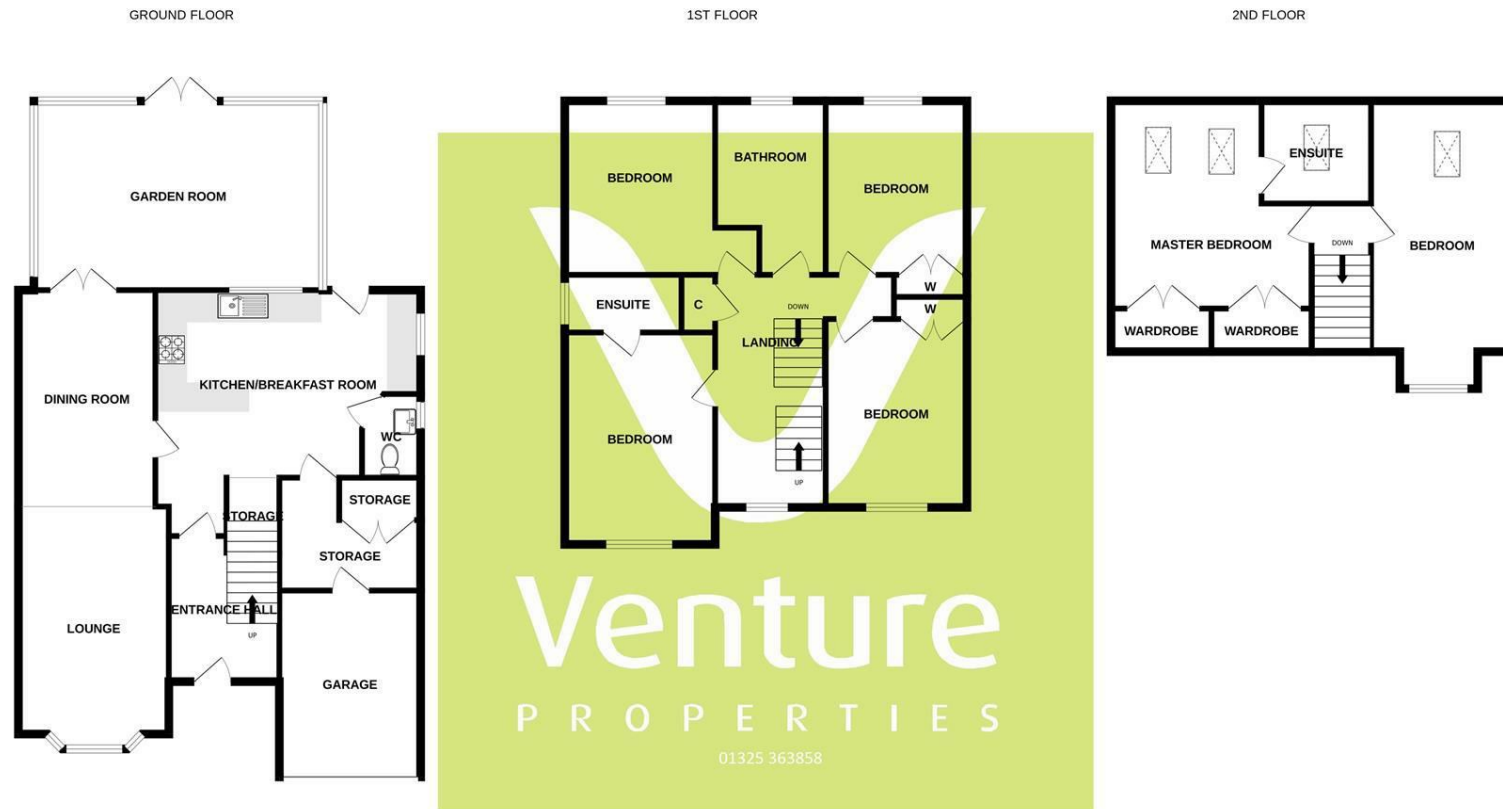
Note

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





10 The Beeches | 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.
Made with Metropix ©2024

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