



VENTURE
PLATINUM

Westfield Drive | Darlington
Asking Price £299,950



A beautifully-presented, four bedroom detached property in the sought after village of Hurworth-on-Tees offering generous family living.

The property boasts a large lounge/diner, modern kitchen and bathroom, snug, downstairs WC and four double bedrooms. There is also off-street parking and gardens to the front and rear.

The village of Hurworth-on-Tees lies approximately 4 miles to the south of Darlington and has a highly regarded doctors' surgery, pharmacy, local convenience shop, several pubs, two restaurants, dentist, physiotherapists and excellent primary and secondary schools. There is also the Grange Community Centre which hosts a variety of events and classes during the course of the year.

Hallway

With a composite door, radiator, tiled floor, staircase to the first floor with understairs storage.

Lounge/Dining Room 6.89 x 3.95 (22'7" x 12'11")

With Upvc double glazed sliding doors to the rear elevation and Upvc double glazed window to the rear, two radiators and a feature fireplace.

Kitchen 6.27 x 2.26 (20'6" x 7'4")

Fitted with a range of modern white, wall base and drawer units with deep pan drawers, porcelain sink unit with mixer taps, integrated dishwasher, four ring gas hob with oven and extractor. space for fridge freezer. Laminate flooring

Snug 3.69 x 2.34 (12'1" x 7'8")

Formerly the garage with access to utility room.

Downstairs WC

Fitted with a low level w.c. and wash hand basin within vanity units, fully tiled walls and floor and Upvc double glazed obscure window.

Utility Room 2.39 x 1.24 (7'10" x 4'0")

Housing gas and electric meters and space for appliances.

First Floor

Staircase and landing.

Bedroom 1 3.90 x 3.51 (12'9" x 11'6")

With a Upvc double glazed window to the front, fitted wardrobes and radiator.

Bedroom 2 3.31 x 3 (10'10" x 9'10")

With a Upvc double glazed window to the rear and fitted wardrobes and radiator.

Bedroom 3 3.31 x 3 (10'10" x 9'10")

With a Upvc double glazed window to the rear, fitted wardrobes and radiator.

Bedroom 4 4 x 2.52 (13'1" x 8'3")

With a Upvc double glazed window to the front, fitted wardrobes and radiator.





Bathroom

Recently refitted with a stylish suite comprising panelled bath with waterfall head shower, spray attachment and mixer taps, low level w.c and wash hand basin within vanity unit, heated towel rail, LED mirror, Pvc panelled walls and tiled flooring.

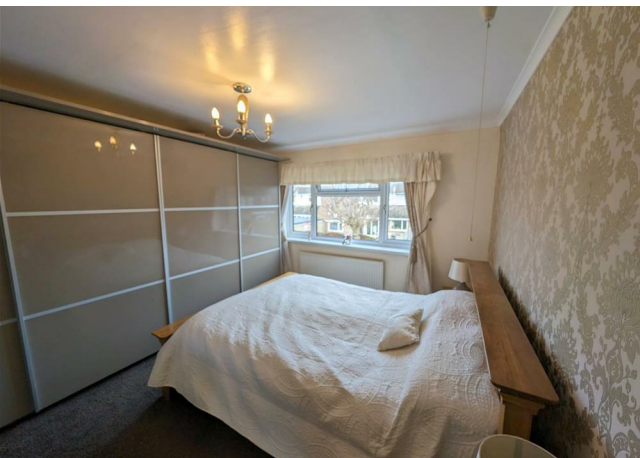
Externally

The rear garden is laid mainly to lawn with decked area. The front garden is open plan and again laid to lawn with blocked paved driveway for off street parking.





Note



Property Information

Local Authority

Darlington

Council Tax

Band:

E

Annual Price:

£2,761

Conservation Area

No

Flood Risk

No Risk

Floor Area

1,313 ft 2 / 122 m 2

Plot size

0.06 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

15 Mbps

Ultrafast

1000 Mbps

Satellite / Fibre TV Availability

BT

Sky

Tenure

This Property is Freehold





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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.

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