



VENTURE
PLATINUM

Agricola Court | Darlington
£362,500



This immaculately presented four bedroom detached property is located on the sought after High Grange Development on the outskirts of Darlington allowing easy access to Marks and Spencer Food Hall, Co-op, Aldi, primary school and other outlets. In addition Cockerton Village is on hand and perfect for access to major road links both North and South.

The property has been lovingly updated and improved throughout by the current owners over time. The home is tastefully decorated throughout and is in ready to move into condition.

Viewing is recommended.

Entrance Hall

Composite door to front, staircase to first floor landing and radiator.

Downstairs Cloakroom

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

Lounge 5.41m x 3.58m (17'9 x 11'9)

Upvc double glazed window to front, two radiators and electric fire with surround.

Kitchen/Diner 7.57m x 3.43m (24'10 x 11'3)

Upvc double glazed window to the rear, wall, base and draw units with contrasting work surfaces, breakfast bar, stainless steel sink unit, four ring hob, oven and stainless steel extractor. Integrated fridge freezer and microwave. Open plan to the garden room.

Garden Room 3.86m x 3.45m (12'8 x 11'4)

Upvc double glazed window and french doors to side, underfloor heating and two velux roof windows.

Utility Room

Upvc double glazed window to rear, fitted with wall and base units, stainless steel sink and radiator. There is also access to the double garage.

First Floor Landing

Bedroom One 4.80m x 4.24m (15'9 x 13'11)

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

En-Suite / Bathroom

Upvc double glazed window to rear, bath, shower cubicle, w/c, two wash hand basins and towel radiator.

Bedroom Two 5.41m x 3.58m (17'9 x 11'9)

Upvc two double glazed windows to rear, fitted wardrobes and radiator.

En-Suite

Shower cubicle, w/c, wash hand basin and towel radiator.

Bedroom Three 3.23m x 2.72m (10'7 x 8'11)

Upvc double glazed window to front and radiator





Bedroom Four 2.72m x 2.67m (8'11 x 8'9)
Upvc double glazed window to front and radiator.

Bathroom
Upvc double glazed window to side, bath with shower over, w/c, wash hand basin and radiator.





Externally

To the front is a large block paved driveway and a garden that is laid to lawn and access to the double garage. To the rear there is a private garden that is laid to lawn with a patio area and composite decking with glass bannisters.

Council Tax

Band E

Tenure

Freehold

Note

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however,

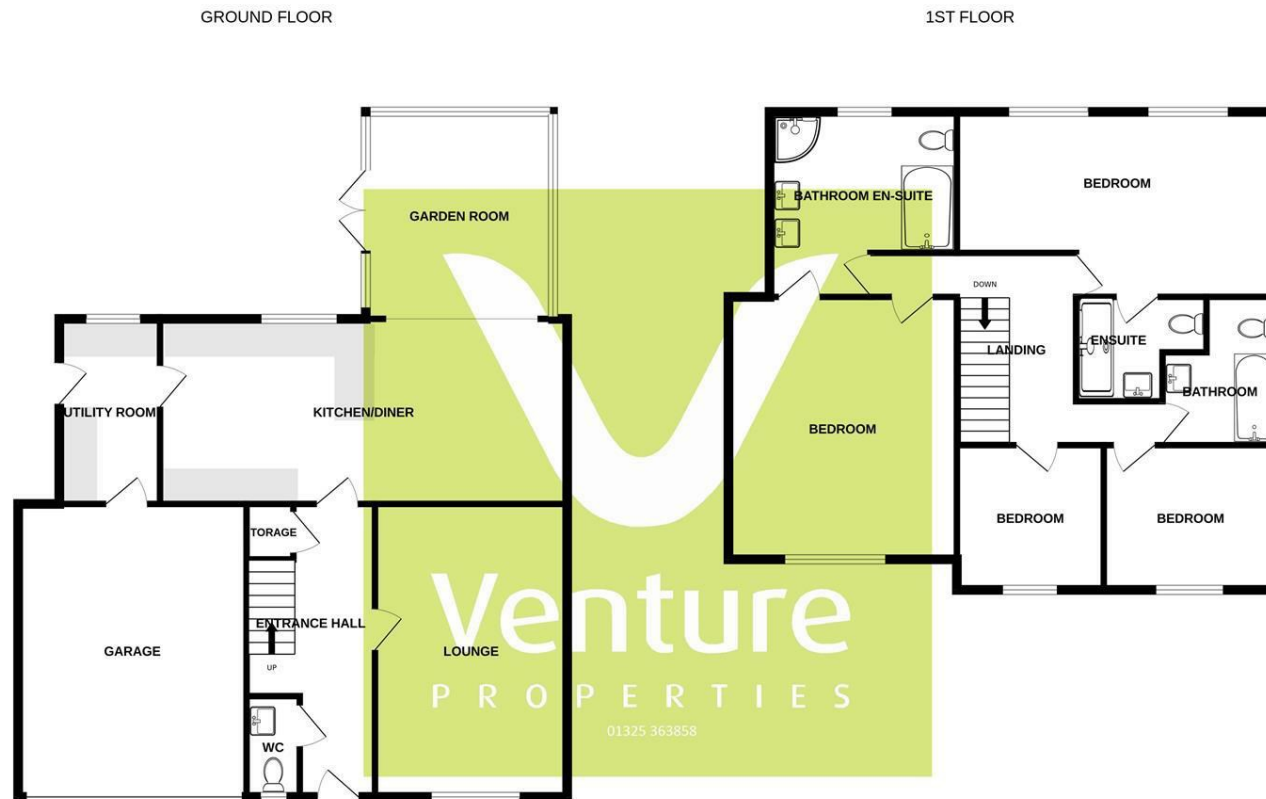


they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All 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





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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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