



VENTURE  
PLATINUM



Winchester Way | Darlington  
Offers Over £240,000





This deceptively spacious four/five bedroom detached house comes to the market situated in the prestigious Haughton Grange development of town close to major routeways across town and country offering excellent commuting facilities. The property is gas central heated and double glazed throughout and has undergone a comprehensive program of improvements by the current owner. In our opinion this home would suit the needs of the ever-growing family and viewing is strongly advised where the discerning purchaser cannot fail to be impressed with the quality and layout that is on offer.

In brief, the accommodation comprises of hall, lounge, dining kitchen, conservatory, utility, cloakroom/W,C. bedroom5/study. four bedrooms to the first floor, Bathroom/W,C. enclosed garden to the rear and driveway for two cars to the front. There is also an electric charging point for vehicles.

#### Entrance Hall

With stairs to the first floor and gas central heating radiator.

#### Lounge 3.8 x 4.12 (12'5" x 13'6")

Situated to the front with double glazed window, feature fireplace with fire, gas central heating radiator and door opening into:

#### Dining Kitchen 3.3 x 4.4 (10'9" x 14'5")

Situated to the rear having been refitted by the current owner with a modern range of wall, floor and drawer units with contrasting work surfaces, integrated oven and hob with over head extractor unit, integrated dishwasher, double glazed window to rear elevation and access leading both into the useful utility room and conservatory.

#### Conservatory 2.7 x 2.8 (8'10" x 9'2")

Situated to the rear overlooking the pleasing rear garden, gas central heating radiator, double glazed windows and French doors opening out.

#### Utility 2.4 x 2.1 (7'10" x 6'10")

Situated to the rear with space for a dryer, plumbing connections for an automatic washing machine, wall mounted boiler, space for fridge, double glazed window and rear back door.

#### Cloakroom/W,C

With a modern white suite comprising low level W,C set within a vanity unit with wash hand basin and double glazed window to side elevation.

#### Study/Bedroom 5 5.1 x 2.35 (16'8" x 7'8")

Situated to the front of which can be used for a variety of different accommodation with double glazed window and gas central heating radiator.

#### First Floor

With loft access with drop down ladder, airing cupboard and access to all bedrooms.

#### Bedroom 1 3.6 x 2.85 (11'9" x 9'4")

Situated to the front with double glazed window, gas central heating radiator and fitted robes with hanging and storage space.







#### Bedroom 2 2.25 x 3.74 (7'4" x 12'3")

Situated to the front another double bedroom with double glazed window, fitted wardrobes and gas central heating radiator.

#### Bedroom 3 2.8 x 2.6 (9'2" x 8'6")

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







#### Bedroom 4 2.08 x 2.04 (6'9" x 6'8")

Situated to the rear with double glazed window, fitted storage and gas central heating radiator.

#### Bathroom/W,C

With a modern white suite comprising panelled bath, pedestal wash hand basin, low level W,C. There is a walk in shower. Part tiled walls, feature tiled flooring, double glazed window and towel rail heating radiator.

#### Externally

The home stands on a prime site having excellent parking facilities to the front with side access leading to the rear garden which is mainly laid to lawn with shrubbery and borders, there is a stone patio area leading to a raised decked area to enjoy those sunny days.





Council Tax  
Band D

Tenure  
Freehold

**Note**

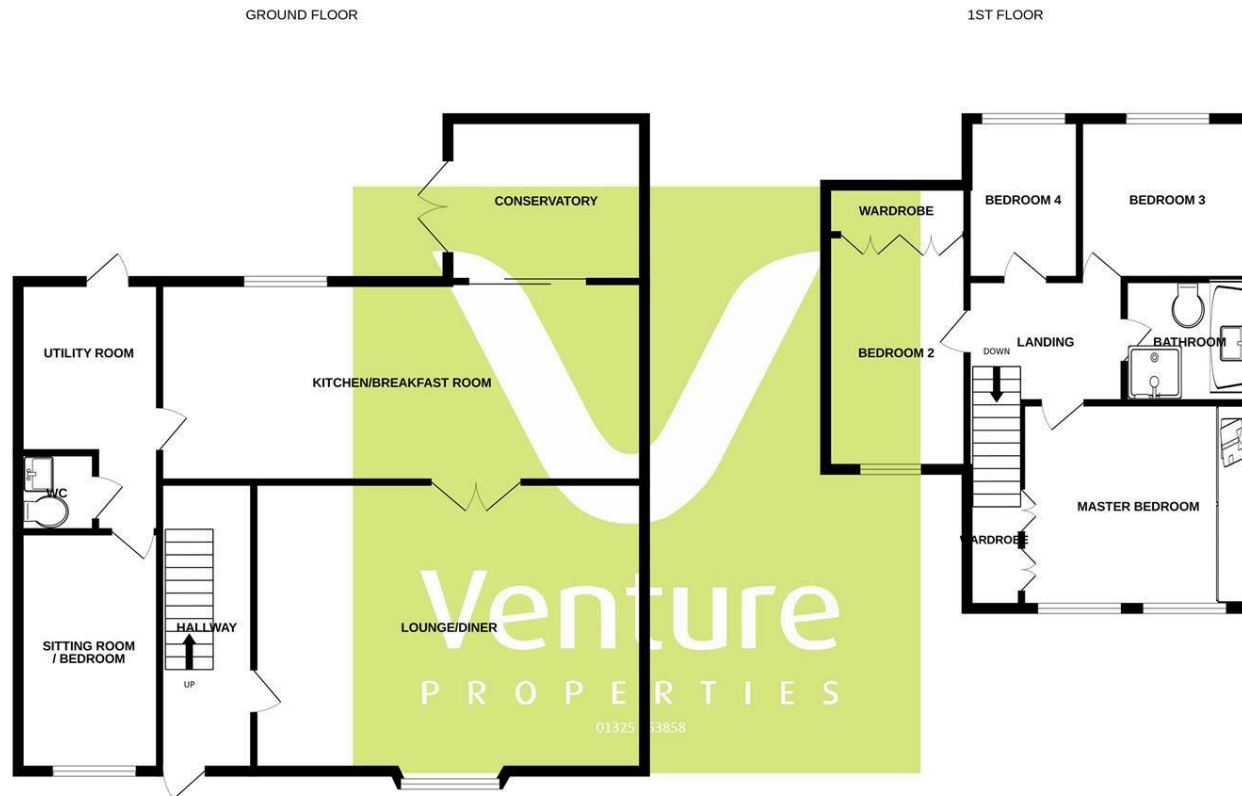
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# 46 Winchester Way | Darlington



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.  
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