



VENTURE
PLATINUM

Compton Grove | Darlington
Offers In The Region Of £460,000



We are delighted to offer this stunning, refurbished and updated four bedroom spacious detached property to the market with No Onward Chain.

17 Compton Grove is situated in this desirable cul-de-sac with extensive landscaped south facing gardens within a short stroll to the many amenities in Cockerton Village to include Supermarkets, independent retailers including butchers, bakery, hardware shop together with cafes, library and GP Surgery to hand. The town centre of Darlington is also close to hand.

The property is immaculately presented throughout and offers well planned, versatile living and entertaining space both in and outdoors making the perfect family home. The replaced Jolly supplied kitchen is a true statement with a fantastic breakfast island and quality fixtures and appliances. The lounge has a multi fuel burner and triple glazed bi-folding doors leading to the rear patio area. There is also a utility room and a study currently used as a home gym.

Externally the home boasts a beautiful south facing rear garden which has been professionally designed and is laid mainly to lawn with raised well stocked beds, patio area, composite decked patio area and an abundance of fruit bushes to include raspberry, blackberry and blueberry. There is also a shed, greenhouse and two raised beds to the side. There is off street parking for two vehicles, a double garage and an open plan lawned garden.

We recommend early viewing.

Entrance Hall

A welcoming hallway with a composite door to front, solid oak staircase with glass panels, engineered oak flooring and radiator.

Lounge 7.82m x 4.14m (25'08 x 13'07)

Upvc double glazed window to front, with bifold double doors to the rear garden and double doors leading into the kitchen. Recess with multi fuel burner and two radiators.

Kitchen/Diner 7.52m x 3.84m (24'08 x 12'07)

Three upvc double glazed windows to rear, this L Shaped room comprises of cream coloured wall and floor standing units with integrated microwave and oven, together with a blue coloured breakfast island with base units and drawers. One and a half Corian sink unit splashbacks and work surfaces, wine rack and space for an American fridge freezer. The central breakfast island has an integrated Neff hob and a solid oak breakfast bar There is engineered oak flooring to the kitchen and dining areas.

Family Area/Snug 732.74m (2404)

Open plan from kitchen there is a snug area with upvc double glazed window to front, engineered oak flooring and radiator.

Gym/Study 3.38m x 2.57m (11'01 x 8'05)

Upvc window to front, door to side, spotlights to ceiling and radiator.

Utility Room 2.36m x 2.67m (7'09 x 8'09)

Upvc triple glazed double doors to rear, cream wall, base and drawer units, stainless steel sink with mixer, part tiled walls there is space for washing machine and radiator.





Ground Floor Cloaks

Upvc double glazed window to front, low level w/c, wash hand basin and heated towel rail. The flooring is engineered oak. There is shelving for storage.

First Floor Landing

With a Upvc double glazed window to the front, banisters with glass panels and radiator.





Bedroom One 4.22m x 3.71m (13'10 x 12'02)

Upvc double glazed window to rear with fitted double wardrobes with hanging and shelving. There is also a radiator.

En-Suite

Upvc double glazed window to rear. Fitted with double shower cubicle with waterfall and spray shower cubicle, low level w/c, wash hand basin in vanity unit. There is karndean style flooring and spotlights to ceiling.

Bedroom Two 4.24m x 3.71m (13'11 x 12'02)

Upvc double glazed window to rear and radiator.

Bedroom Three 3.76m x 2.64m (12'04 x 8'08)

Upvc double glazed window to front, fitted wardrobe and radiator.



Bedroom Four 2.97m x 4.14m (9'09 x 13'07)

Upvc double glazed window to front, double fitted wardrobes with hanging.

Family Bathroom

Fitted with a panelled bath, waterfall and spray shower over with mixer and screen. Low lwwvl w/c, wash hand basin in vanity, heated towel rail, karndean like flooring and spotlights to ceiling.

Externally

Council Tax

Band F

Tenure

Freehold

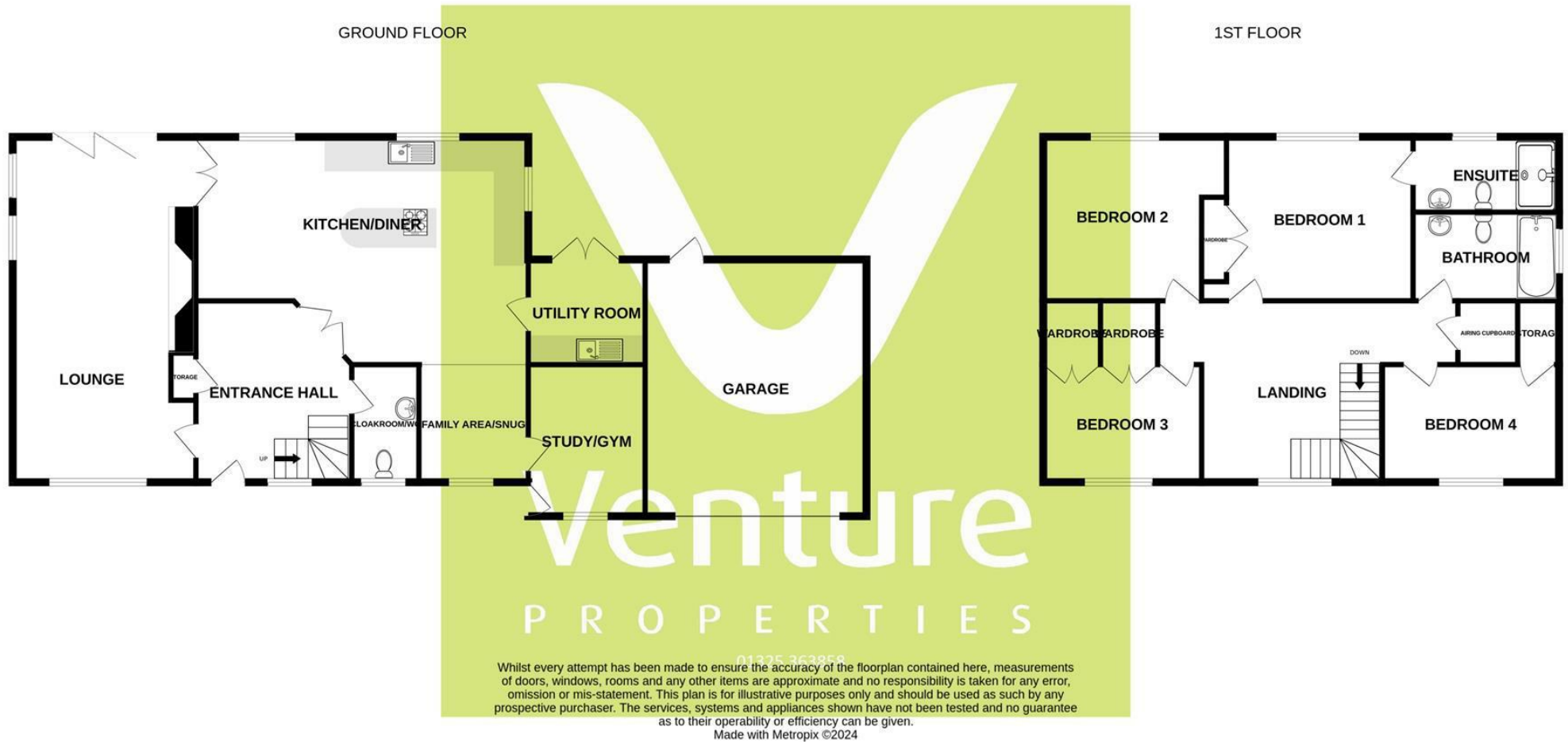
Note

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





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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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