



VENTURE
PLATINUM

Briar Walk | Darlington
Offers Over £460,000



PRICED FOR A LIMITED TIME ONLY *** MUST BE SEEN

Looking for that modern home but in a traditional style, then this delightful and charming fully refurbished three bedroom detached property is for you. The home comes to the market in the ever popular and prestigious West End location being close to local amenities with excellent route ways across town and country and the main railway line being five minutes drive away.

The property has undergone a most comprehensive programme of improvements by the current owner and internal viewing is highly recommended at the earliest opportunity where the discerning purchaser can not fail to be impressed.

In brief the accommodation comprises: entrance hall, lounge, dining kitchen, sitting room, utility, downstairs cloak. Three bedrooms to the first floor, family bathroom. The property stands on a prime plot with excellent parking facilities with gardens to the front and rear.

Entrance Hall

From entering the reception hallway the feeling of space and style is evident, met with a practical and attractive LVT flooring. There is a return staircase to the first floor with quality carpet and black stair rods making an immediate statement. Neutrally decorated and having a walk in, understairs storage cupboard.

Lounge 4.70m x 3.71m (15'5 x 12'2)

A very generous reception room, having a UPVC leaded bay window to the front aspect. The room, sets the tone of the property throughout, being tastefully decorated and carpeted.

A stone feature fireplace is to the heart of the room with a gas living flame fire to cast a cosy glow.

Kitchen/Dining Room 6.17m x 8.00m (20'3 x 26'3)

The well planned extension has allowed for a superb open plan, social space. The area is flooded with light having bi-fold doors and atrium ceiling. The stylish LVT floor from the hallway has been continued throughout the area allowing the spaces to flow perfectly

A large island is to the centre of the kitchen area, and offers informal dining. Finished in a navy blue tone which is a perfect contrast for the putty grey, wall floor and drawer cabinets, which are all brought together beautifully with the quality of the Corian work surfaces, splashback and upstands.

The integrated appliances include an electric combination oven and microwave, five ring gas hob and dishwasher. The free standing american fridge freezer is also included in the sale. There is an undermount sink and built in waste and recycling bins to the island cabinets.

The dining area can easily accommodate a family table, with space to spare. A contemporary log burner has been inset to the chimney breast to provide a focal point, and there is access through to the sitting area.

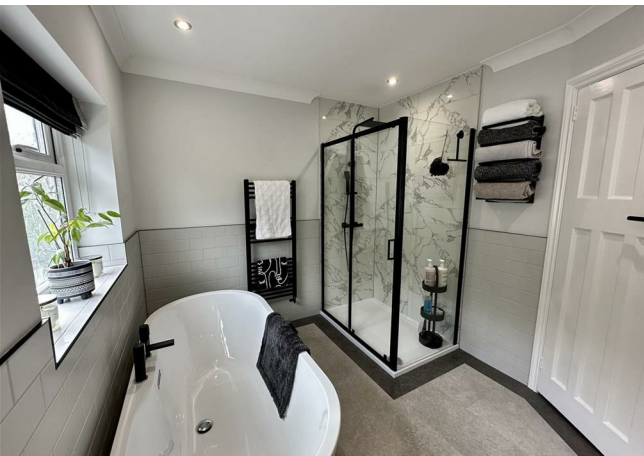
Sitting Area 3.71m x 3.51m (12'2 x 11'6)

Allowing for a more relaxed seating area, the living room is open plan from the kitchen and dining area and enjoys views of the garden to the rear, having two UPVC windows. The LVT floor has continued through and again, the space is light and bright being neutrally decorated

Utility Room

A handy addition to any home, the utility area has fitted work surfaces and space for a tumble dryer. There is an internal door that allows for convenient access through to the garage.





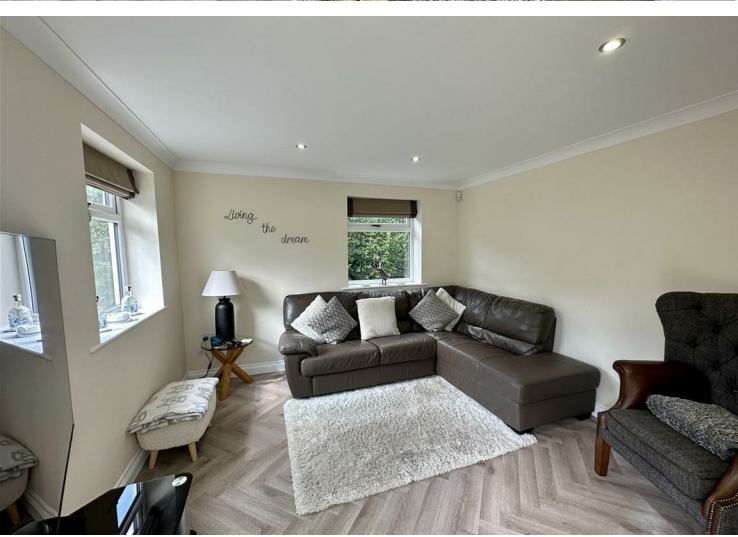
Downstairs WC

Fitted with a modern range of grey storage cabinets, with back to wall WC and ceramic hand basin.

First Floor

The spacious landing leads to all three of the double bedrooms, and the bathroom/wc. A large walk in cupboard offers easy accessible storage and there is also access to the the attic area, via a pull down ladder. The attic is insulated has a light.





Bedroom 1 4.04m x 3.78m (13'3 x 12'5)

The principal bedroom of the home, is a generous king size room and has the benefit of being dual aspect, with windows to both the side and the tree-lined street to the front.

Bedroom 2 3.81m x 3.35m (12'6 x 11')

Bedroom two, is also a king-size room, also being dual aspect, with a window to the side and enjoying the aspect of the garden to the rear.

Bedroom 3 3.12m x 2.41m (10'3 x 7'11)

A well proportioned double bedroom, having the benefit of fitted sliding wardrobes and also enjoying the aspect of the garden to the rear.



Bathroom

Capturing the modern element perfectly, whilst offering character sympathetic with home. The statement bathroom boasts a four piece suite, with a stand alone bath at its heart, and a monochrome, separate shower cubicle with mains fed, waterfall shower.

The hand basin is positioned with a vanity storage unit and there is a low level wc. The room has been finished in brick bond style, ceramic tiling, an LVT grey floor, with contrasting borders and spot lights to the ceiling.

There are two windows to the side throwing lots of natural light around the room.

Externally

The property sits within private gardens, being screened from the road and enclosed by a dwarf, brick built wall with established hedging. The front garden has been paved for ease of maintenance and allows for off street parking for a number of vehicles .

The integral garage, measures 5.59m x 4.03m and has an electric roller door, light and power. Larger than average, offering plenty of storage and work space. The garage also has both hot and cold running water as well as plumbing for an automatic washing machine.

A double wrought iron gate to the side of the property, leads through to the rear garden, which is well established. Having been landscaped, the well stocked borders edge the lawned area, and offers an abundance of trees, plants and shrubs, which will add interest and colour throughout the seasons.

A paved patio seating area sits runs along the rear of the property, and is the perfect place in which to enjoy views of the garden and tranquility of the space.

Council Tax

Band E

Tenure

This property is 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

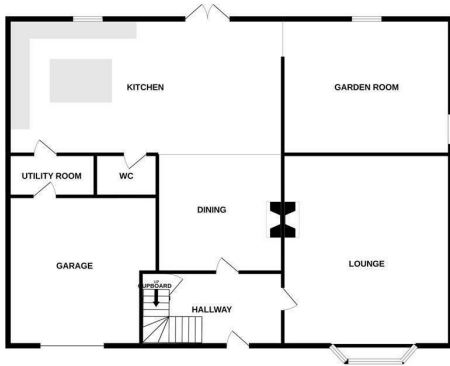




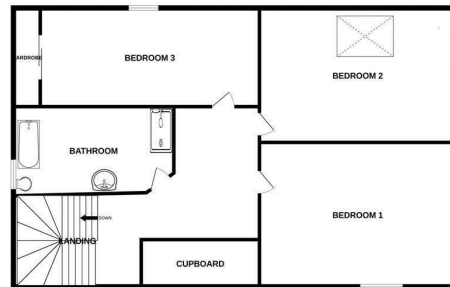


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GROUND FLOOR



1ST FLOOR



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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45 Duke Street, Darlington,
County Durham, DL3 7SD

01325 363858
www.venturepropertiesuk.com