



VENTURE  
PLATINUM



Romanby Drive | Darlington  
£674,995





This immaculately presented five bedroom detached property comes to the market with no onward chain and is only minutes from the town centre of Darlington. Close by is the very popular Blackwell Grange Golf club and quick and easy access to the A66 and A1(M).

The property benefits from an open plan living/dining and kitchen area with modern kitchen units and worktops, with upstand and integrated appliances. Utility room with matching units to the kitchen. Lounge area with large bay window to the front of the property. Downstairs toilet. Entrance hall with stairs to the centre leading up to the landing.

To the first floor are five good size double bedrooms, two with en-suite shower rooms, the main bedroom also has a dressing area.

This plot has a particularly large front garden and driveway with double garage. To the rear of the property you will find a very private garden which is mainly laid to lawn with a patio area.

Viewing is highly recommended.

#### **Entrance Hall**

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

#### **Lounge 6.17m x 3.94m (20'3 x 12'11)**

Upvc double glazed bay window to front, and radiator.

#### **Study 3.53m x 2.59m (11'7 x 8'6)**

Upvc double glazed window to front and radiator.

#### **Downstairs Cloakroom**

W/c, wash hand basin and radiator, with spotlights to ceiling, part tiled walls, marble style floor tiles and supersized wall mirror.

#### **Kitchen/Family Room 7.98m x 4.27m (26'2 x 14'0)**

Upvc double glazed window to rear, fitted with grey high gloss wall, base and drawer units, with integrated washing machine, dishwasher and fridge freezer. There is also an integrated sink with mixer tap, matching the contrasting worktops and an eye level double oven, A large central island/breakfast bar has an integrated electric hob and extractor over. There is a radiator and modern bi-fold doors to the rear, creating an airy ambiance. The flooring is marble style tiles and there are spotlights to ceiling. Two sets of internal wooden, glass panelled doors, leading to the Dining Room and Lounge, with single wooden door leading to Utility Room.

#### **Dining Room 3.94m x 2.92m (12'11 x 9'7)**

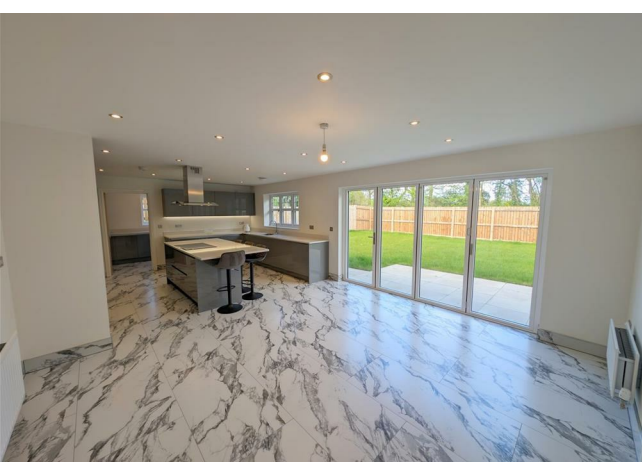
Radiator and bi-fold doors.

#### **Utility Room 4.29m x 1.98m (14'1 x 6'6)**

Upvc double glazed window to side, Fitted floor units and composite door to rear. Spotlights to ceiling and Marble style floor tiles.







**First Floor Landing**

Upvc double glazed window to front.

**Bedroom One 4.2 x 3.4 max (13'9" x 11'1" max)**

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







**En-Suite 3.4 x 2.76 (11'1" x 9'0")**

Two velux windows to rear, fitted with double shower cubicle, low level w/c, floating wash hand basin and heated towel rail. There are spotlights to ceiling and tiled floor.

**Bedroom Two 4.2 x 2.7 (13'9" x 8'10")**

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

**En-Suite 2.9 x 1.1 (9'6" x 3'7")**

Upvc double glazed window to rear, shower cubicle, low level w/c, floating wash hand basin and heated towel rail. There are spotlights to ceiling and tiled flooring.

**Bedroom Three 3.1 x 3.9 (10'2" x 12'9")**

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



**Bedroom Four 4.2 x 2.7 (13'9" x 8'10")**

Upvc double glazed window to front and radiator.

**Bedroom Five 2.4 x 4.0 (7'10" x 13'1")**

Upvc double glazed window to rear and radiator.

**Family Bathroom 2.9 x 2.0 (9'6" x 6'6")**

Fully tiled walls and floor, with bath, separate double shower cubicle, Low level w/c and floating wash hand basin with vanity unit underneath. Heated towel rail and upvc double glazed window to..... There are spotlights to ceiling and tiled floor.

**Externally**

To the front - Block paved driveway with garden and entrance path which is mainly laid to lawn. Access to double garage.

To the rear - Large garden mainly laid to lawn with patio area.

**Council Tax**

Band G

**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







# 5 Romanby Drive | 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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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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