



VENTURE  
PLATINUM

Stansted Grove | Darlington  
£395,000



Welcome to this stunning detached house located in the desirable area of Middleton St. George, Darlington. Situated in the prestigious Stansted Grove, this property occupies an envious position.

Upon entering, you are greeted by three spacious reception rooms, perfect for entertaining guests or simply relaxing with your family, together with a study. With four bedrooms and four bathrooms, there is ample space for everyone to enjoy their own privacy and comfort.

The property's extensive gated corner position provides security and exclusivity. The four reception rooms are versatile spaces that can be tailored to suit your lifestyle, whether you prefer a cosy reading nook or a formal dining area.

One of the highlights of this property is the wrap-around gardens, ideal for enjoying the outdoors in the privacy of your own home. The lush greenery and well-maintained landscaping create a serene oasis where you can unwind after a long day.

In conclusion, this house in Middleton St. George is a rare find that combines luxury, space, and privacy in a sought-after location. Viewing is essential to fully appreciate the beauty and potential that this property has to offer. Don't miss out on the opportunity to make this house your dream home.

#### Entrance Hall

Composite door to front (with warranty), radiator, cloaks cupboard with storage. Staircase to the first floor.

#### Lounge 4.80m x 3.56m (15'9 x 11'8)

Upvc double glazed bay window to front, fireplace with gas fire, coving to ceiling, two radiators and double doors to dining room.

#### Dining Room 3.56m x 3.07m (11'8 x 10'1)

Sliding patio doors to the garden room, door to Kitchen/Breakfast Room, radiator and coving to ceiling.

#### Kitchen/Breakfast Room 4.47m x 3.35m (14'8 x 11'0)

Two upvc double glazed windows to rear, fitted with limed oak wall, base and drawer units, one and a half composite sink with waste disposal, four ring electric hob and oven with extractor over, integrated fridge, integrated freezer, integrated dishwasher. There is under stairs storage space, tiled floors, spotlights to ceiling and radiator.

#### Utility Room 2.46m x 1.83m (8'1 x 6'0)

External door to side, there is a Valiant boiler, radiator and space for washing machine, tumble dryer, and fridge freezer, ceiling extractor fan.

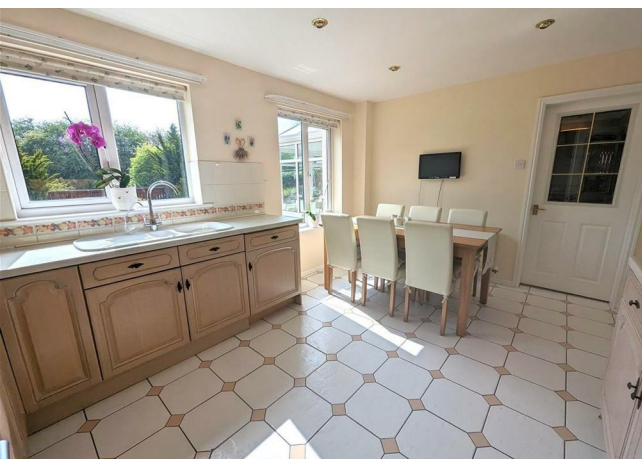
#### Study 3.45m x 2.29m (11'4 x 7'6)

Upvc double glazed window to front, and radiator.

#### Garden Room

Enjoying views over the gardens, with ceiling spotlights, door to side and fully tiled floor.





#### Ground Floor Cloaks

Upvc double glazed window to rear, fitted with low level w/c, wash hand basin, radiator and tiled floor.

#### First Floor Landing

Airing cupboard with tank and access to loft.





**Bedroom One 3.63m x 3.30m (11'11 x 10'10)**

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

**En Suite**

Upvc double glazed window to front, fitted with shower cubicle, low level w/c, wash hand basin in vanity, radiator and tiled floor, ceiling extractor fan.

**Bedroom Two 2.95m x 2.92m (9'8 x 9'7)**

Upvc double glazed window to rear, fitted wardrobes with sliding mirrored doors and radiator.

**En Suite**

Upvc double glazed window to side, fitted with double cubicle shower with power shower, low level w/c, wash hand basin, radiator and tiled floor, ceiling extractor fan.



**Bedroom Three 3.38m x 2.59m (11'1 x 8'6)**

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

**Bedroom Four 2.34m x 3.94m (7'8 x 12'11)**

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

**Bathroom**

Upvc double glazed window to rear, fitted with panelled bath and shower, low level w/c, wash hand basin and fully tiled walls and floor.

**Externally**

The front of the property is access via double electric gates and a single pedestrian gate leading to a driveway for up to 5 cars. There is an alarmed double garage with up and over doors, shelving, two electricity supplies and a water supply. The gated side garden leads to a vegetable plot, greenhouse and a fenced paved area ideal for small animals. The rear wrap around garden is laid to lawn with paved patio area, pond with gravelled area, well stocked borders and hedges, two outside water supplies and a further greenhouse.



**Council Tax**

Band E

**Tenure**

Freehold

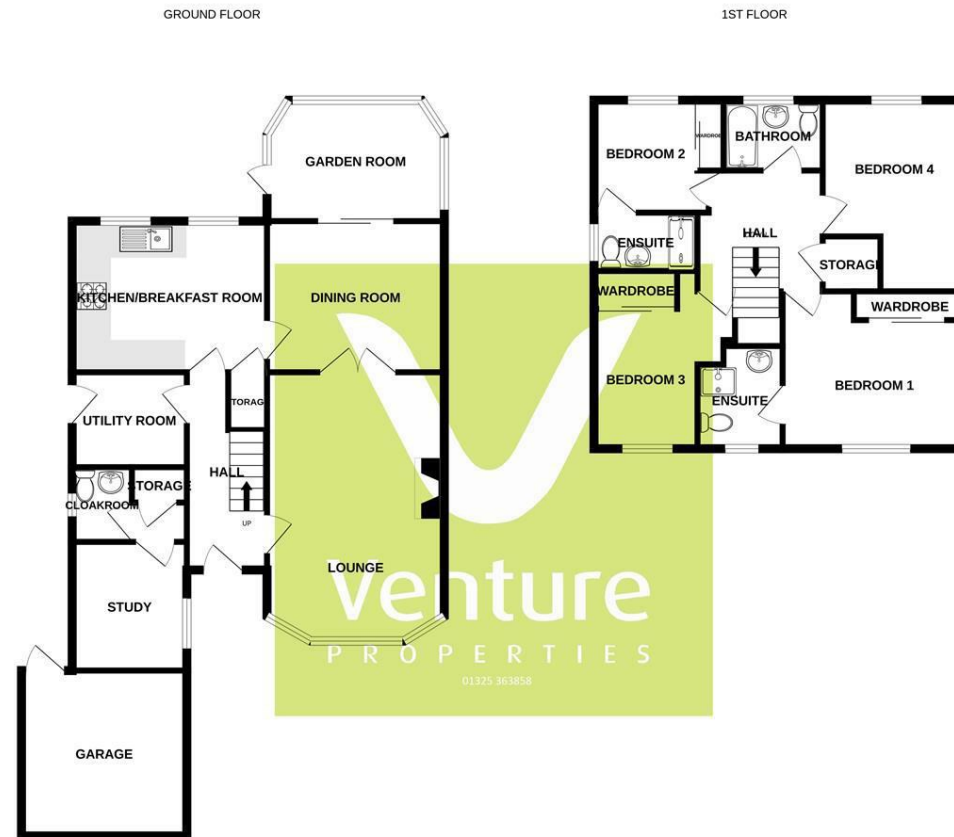
**Note**

**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





# 11 Stansted Grove | 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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