



Venture  
PROPERTIES  
**FOR SALE**  
T: 01325 363858  
www.ventureproperties.co.uk



VENTURE  
PLATINUM

Newquay Close | Darlington  
£330,000



Welcome to Newquay Close, Darlington - a charming corner plot property that boasts a delightful blend of comfort and style. This immaculately presented detached house offers not just a house, but a home for a variety of purchasers.

The heart of this home lies in its stylish kitchen/diner, complete with trendy bi-fold doors that seamlessly connect the indoor and outdoor spaces, creating a perfect setting for enjoying meals or hosting gatherings. Additionally, the property features a convenient study and utility room, catering to your work and household needs.

Larger than similar properties, boasting four double bedrooms and an office due to double storey extension. Two modern bathrooms, there is ample space for the whole family to unwind and recharge. There are easy to maintain front and rear gardens with a garage and parking to the rear.

The corner plot location offers privacy and a sense of exclusivity, making it a truly special find in the area which is within a short walking distance of a nature reserve and park.

In conclusion, this lovely family home in Darlington with no onward chain is a rare gem that combines practicality with elegance. Don't miss the opportunity to make this property your own and create lasting memories in a place you'll be proud to call home.

#### Entrance Hallway

Composite door to front, Karndean flooring and vertical radiator.

#### Downstairs Cloaks

Upvc double glazed obscure window to front, fitted with low level w/c, wash hand basin in vanity unit and Karndean flooring.

#### Lounge 3.76m x 4.42m (12'4 x 14'6)

Upvc double glazed window to front, fitted with plantation blinds. There is a recess which houses a log burner, radiator and solid oak flooring.

#### Kitchen/Dining Area 9.07m x 4.11m (29'09 x 13'06)

Upvc Double glazed window to rear with electric blinds. This open plan kitchen/Dining Room gives access to both the study and the utility room, there are bi-fold doors leading to the patio, which also have electric blinds. There are feature panelled walls. The Kitchen area is fitted with stylish cream wall, base and drawer units, marble effect quartz work surfaces and matching splashbacks. There is an integrated dishwasher and double oven with a five ring hob and extractor over. There is feature under plinth lighting, vertical radiator and Karndean flooring. There is also ample space for an American style fridge freezer.

#### Kitchen Area

#### Dining Area

#### Utility Room 1.96m x 1.98m (6'5 x 6'6)

Door to side, concealed boiler and space for washing machine and tumble dryer. There is also a radiator and Karndean flooring.

#### Study 2.59m x 1.73m (8'6 x 5'8)

Window to front with Plantation blinds, Karndean flooring and spotlights to ceiling.

#### First Floor Landing

Spotlights to ceiling.

#### Bedroom One 4.47m x 2.77m (14'8 x 9'1)

Upvc double glazed window to front with electric blinds blinds, built in wardrobes and radiator.





#### En-Suite

Low level w/c, wash hand basin in vanity unit, walk in waterfall shower cubicle with part tiles walls, tiled floor and spotlights to ceiling.

#### Bedroom Two 4.39m x 2.77m (14'5 x 9'1)

Two upvc double glazed windows with plantation blinds to front, fitted wardrobes and radiator .

#### Bedroom Three 4.14m x 2.95m (13'7 x 9'8)

Two upvc double glazed windows to rear with plantation blinds, fitted wardrobes and spotlights to ceiling.





**Bedroom Four 3.58m x 2.46m (11'9 x 8'1)**

Upvc double glazed window to rear with Plantation blinds, radiator, spotlights to ceiling and laminate flooring.

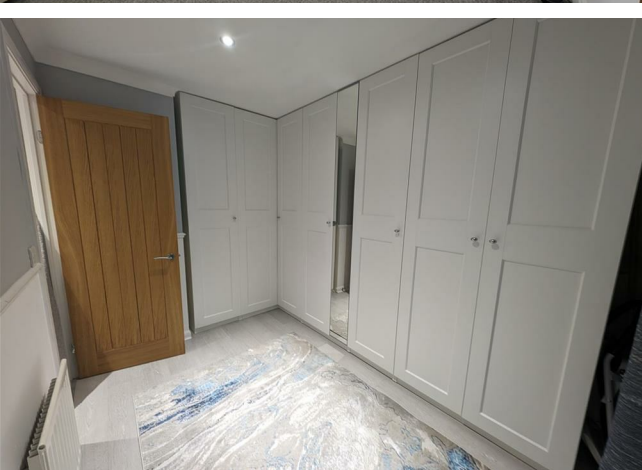
**Bathroom**

Fitted with panelled bath and shower over with mixer tap and screen. Low level w/c, wash hand basin, tiled walls and floor.

**Externally**

To the front is a block paved area garden. There is side access leading to low a low maintenance rear garden which is laid to Indian stone paving and Artificial lawn.

To the rear there is also a garage with power, lighting and an electric up and over door. There is also parking to the rear.



### Property Information

Local Authority  
Darlington  
Council Tax  
Band:  
E  
Annual Price:  
£2,761  
Conservation Area  
No  
Flood Risk  
No Risk  
Floor Area  
1,237 ft 2 / 115 m 2  
Plot size  
0.06 acres  
Mobile coverage

EE  
Vodafone  
Three  
O2  
Broadband

Basic  
4 Mbps  
Superfast  
50 Mbps  
Ultrafast  
9000 Mbps  
Satellite / Fibre TV Availability

BT  
Sky

### Tenure

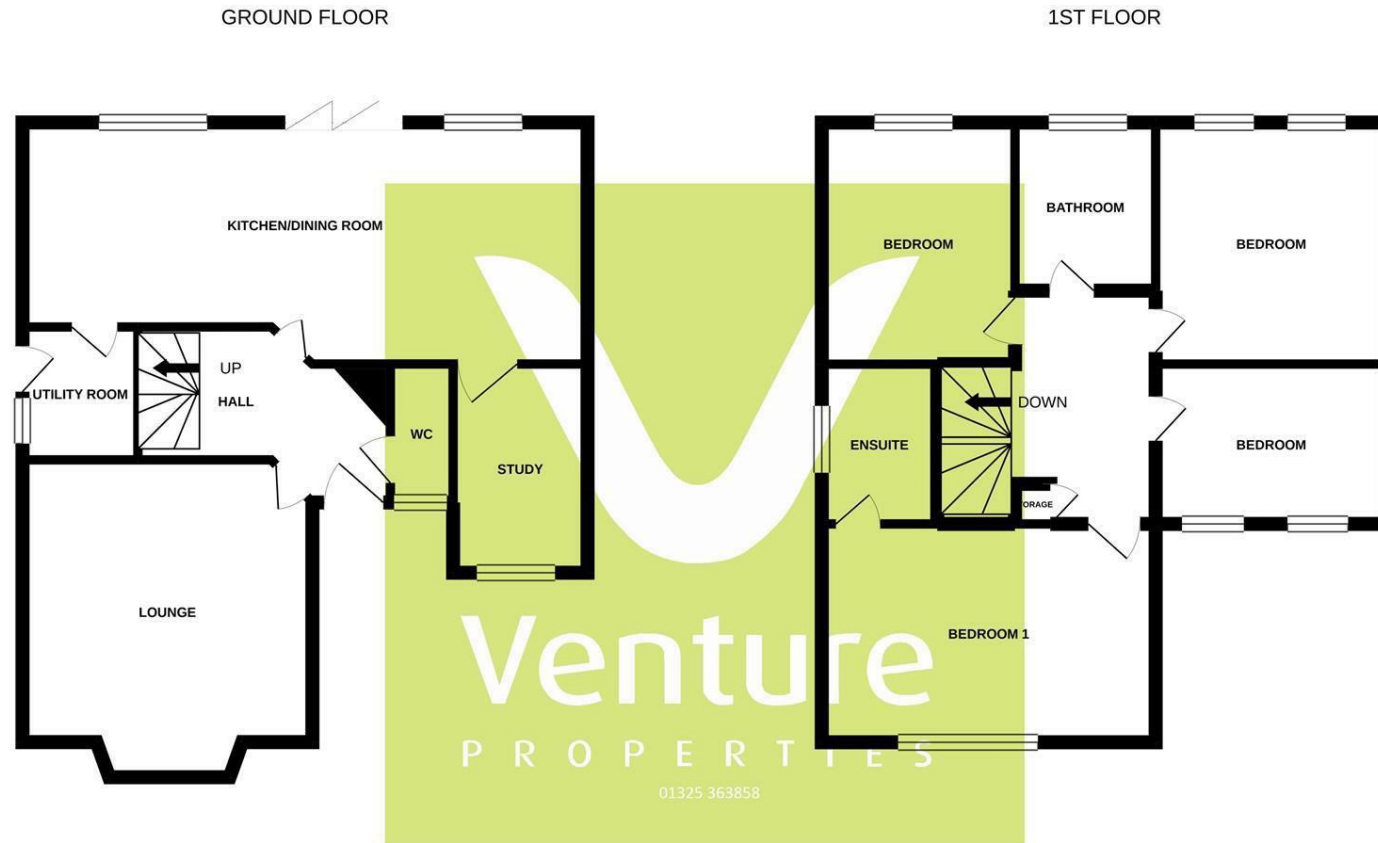
#### Note

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





# 15. Newquay Close | 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.  
Made with Metropix ©2021

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.

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

01325 363858  
[www.venturepropertiesuk.com](http://www.venturepropertiesuk.com)