



VENTURE
PLATINUM

Abbotsfield Way | Darlington
£395,000



One of the largest homes on this popular estate which has easy access to the A1 North and South and also being within strolling distance to the excellent facilities at West Park which include Aldi, M&S Food, Co-op, Chemist and Public House. The property has seen significant improvements over the years by the current owner with the conversion of a two bedroom annex to the side.

Nestled in the sought-after area of Abbotsfield Way, Faverdale, Darlington, this modern house offers a perfect blend of modern living and versatile accommodation. Boasting three reception rooms and four bedrooms in the main house, along with an additional two-bedroom annex, this property provides ample space for a growing family or those in need of extra living quarters.

The interior of this home is both spacious and well-designed, with a large conservatory at the rear that floods the space with natural light, creating a warm and inviting atmosphere. The property also features two bathrooms, ensuring convenience and comfort for all residents.

Outside, the property impresses with its well-maintained landscaped gardens and garage.

Viewing is highly recommended at the earliest opportunity where the discerning purchaser can not fail to be impressed.

Chain Free.

Entrance Hall

Composite door to front and staircase to first floor.

Lounge 4.3 x 3.8 (14'1" x 12'5")

Situated to the front with Upvc double glazed window to front, feature fireplace and radiator.

Kitchen 4.5 x 2.9 (14'9" x 9'6")

Situated to the front with a modern range of wall, base and drawer units with contrasting worksurfaces, ceramic sink, cooker with double oven and radiator.

Dining Room 3.3 x 2.7 (10'9" x 8'10")

Situated to the rear with French doors leading into the conservatory.

Conservatory 4.7 x 8.6 (15'5" x 28'2")

A fantastic size large conservatory with lounge space and separate dining area, with doors opening out onto the landscaped rear garden.

Study 2.8 x 2.7 (9'2" x 8'10")

With electric connection points.

Utility Room 2.0 x 1.1 (6'6" x 3'7")

With wall mounted boiler, radiator and access into

Downstairs Cloaks

Upvc double glazed window to rear, fitted with w.c, wash hand basin and radiator.

First Floor Landing

With access to part boarded loft via drop down.

Bedroom One 3.1 x 3.4 (10'2" x 11'1")

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





En-Suite 1.3 x 1.7 (4'3" x 5'6")

Upvc double glazed window to side, shower cubicle, w.c, wash hand basin and radiator.

Bedroom Two 3.4 x 3.8 (11'1" x 12'5")

Upvc double glazed window to front, storage cupboard and radiator.

Bedroom Three 2.2 x 3.7 (7'2" x 12'1")

Upvc double glazed window to rear and radiator.





Bedroom Four 1.8 x 2.6 (5'10" x 8'6")

Upvc double glazed window to rear and radiator.

Bathroom 1.6 x 2.7 (5'2" x 8'10")

Upvc double glazed obscure window to rear, fitted bath with shower over and screen, w.c, wash hand basin and heated towel rail.

Externally

The home stands on a prime site with a large site having landscaped gardens to front, rear and side with excellent parking facilities leading to a single garage with electric up and over door.

Annex Self Contained

Entrance Hall

Composite door to front, staircase to first floor and radiator.



Lounge 4.1 x 4.7 (13'5" x 15'5")

Upvc double glazed window to front, French doors to side, under stairs storage and radiator.

Kitchen 3.7 x 2.9 (12'1" x 9'6")

Upvc double glazed window to side, fitted with wall, base and floor units, stainless steel sink, four ring gas hob and oven. There is space for fridge freezer and washing machine.

Downstairs Cloaks

Fitted with w.c, wash hand basin and radiator.

First Floor Landing

Double storage cupboard and access to loft.

Bedroom One 3.1 x 2.9 (10'2" x 9'6")

Upvc double glazed window to rear and radiator.

Bedroom Two 2.2 x 3.1 (7'2" x 10'2")

Upvc double glazed window to front and radiator.

Shower Room 1.8 x 1.6 (5'10" x 5'2")

Upvc double glazed window to front, fitted with shower cubicle, w.c, wash hand basin and heated towel rail.

Externally

To the front is mainly laid to lawn.

To the rear there is a decking area and summer house with power .

Council Tax

No. 2 is Band D

No. 2a is Band A

Tenure

Freehold

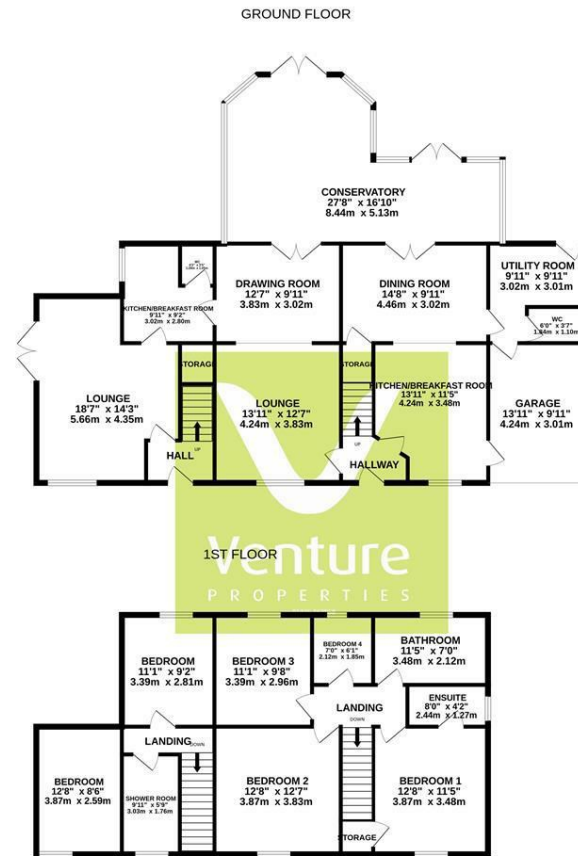
Note

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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