



VENTURE
PLATINUM

Marazion Drive | Darlington
Offers In The Region Of £365,000



Welcome to Marazion Drive, Darlington - a stunning detached house that offers the perfect blend of comfort and style. This property boasts three spacious reception rooms, ideal for entertaining guests or simply relaxing with your family. With four bedrooms and two bathrooms, there is ample space for everyone to enjoy.

One of the stand out features of this property is the installation of roof solar panels, combined with an energy efficient gas central heating system, a modern addition that not only helps the environment but also reduces energy costs. There are also security cameras installed.

Step outside into the beautifully landscaped gardens, complete with a fabulous summerhouse/bar - the perfect spot for enjoying a drink on a warm summer evening. The property is located in the popular Harrowgate Farm development, ensuring you are close to all the amenities you could need.

Forget about the hassle of searching for parking - this property offers off-street parking, making your daily routine that much easier. The superb fitted kitchen with appliances is a chef's dream, providing a stylish and functional space to whip up delicious meals.

If you are looking for a home that is not only beautifully presented but also updated and improved, then look no further than this gem on Marazion Drive. Don't miss out on the opportunity to make this house your home - book a viewing today and start envisioning the life you could create in this wonderful property.

Entrance Hall

Composite door to front with Amtico flooring, staircase to the first floor and radiator.

Ground Floor Cloaks

Upvc double glazed obscure window to front. Fitted with low level w.c, wash hand basin, radiator and Amtico flooring.

Lounge 4.95m x 3.73m (16'03 x 12'03)

Upvc double glazed bay window to front, coving to ceiling, fireplace with electric fire, radiator, two radiators, Amtico flooring and double doors to the dining room.

Dining Room 3.28m x 3.78m (10'09 x 12'05)

Double doors to garden room, coving to ceiling, radiator and Amtico flooring.

Garden Room 4.01m x 3.61m (13'02 x 11'10)

Double doors to side, roof over with spotlights, two electric radiators and Amtico flooring.

Kitchen/Breakfast Room 3.25m x 4.83m (10'08 x 15'10)

Two Upvc double glazed windows to the rear. Fitted with a superb range of white wall, base and drawer units with granite worktops and matching splashbacks. Breakfast island with deep pan drawers and space for stools. There is a five ring gas hob, integrated Smeg double oven with extractor over. One and a half stainless steel sink with mixer tap, vertical radiator and Amtico flooring.





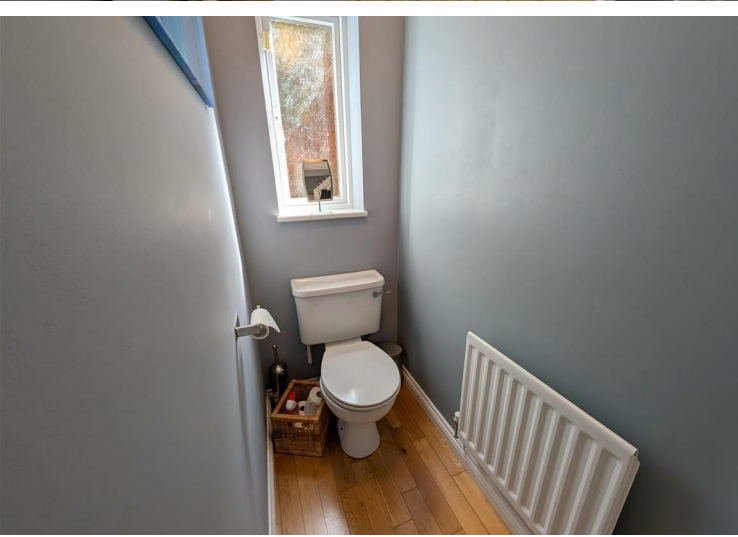
Utility Room 2.44m x 2.13m (8'00 x 7'00)

Composite door to the rear elevation. Fitted with white gloss wall, base and drawer units. Stainless steel sink with mixer tap, there is space for a dishwasher, washing machine and tumble dryer and Engineered Oak floor. Door into the garage.

Downstairs WC (off utility room)

Upvc double glazed obscure window to side, fitted with low level w.c, wash hand basin and Engineered oak flooring.





First Floor Landing

Galleried landing with storage cupboard encasing heating tank.

Bedroom One

Upvc double glazed window to front, with spotlights to ceiling and radiator.

En-suite

Upvc double glaze obscure window to side, fitted with double shower, low level w.c, wash hand basin in vanity, fully tiled walls, ceiling spotlights and heated towel rail.

Dressing room

Double glazed window to front, with two fitted wardrobes and dressing table/desk and spotlights to ceiling.



Bedroom Two

Upvc double glazed window to rear and radiator.

Bedroom Three 4.29m x 2.67m (14'01 x 8'09)

Upvc double glazed window to front and fitted wardrobes.

Bedroom Four 14'01 x 8'09

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

Family Bathroom

Upvc double glazed obscure window to rear, fitted corner jacuzzi bath with mixer tap, waterfall shower and spray. Fully tiled walls and floor, spotlights to ceiling and heated towel rail.

Garage 4.88m x 5.46m (16'00 x 17'11)

With two roller doors, power and light. Viessmann Boiler and storage into roof space.

Summerhouse/Bar

There is a hardwood summerhouse which is fully heated with power and light, Upvc double glazed window and is triple insulated ideal for relaxing and entertaining.

Externally

The front of the property has a driveway for off street parking and side access to the rear garden which is laid to lawn with a stunning resin patio offering various seating and dining areas, raised flower beds, outside water and power.

Council Tax

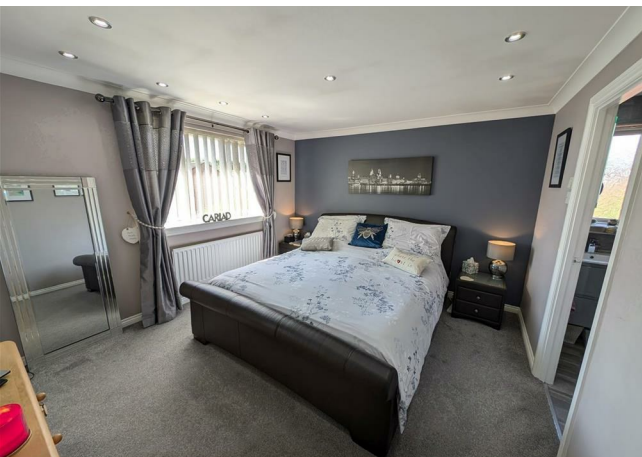
Band E

Tenure

Freehold

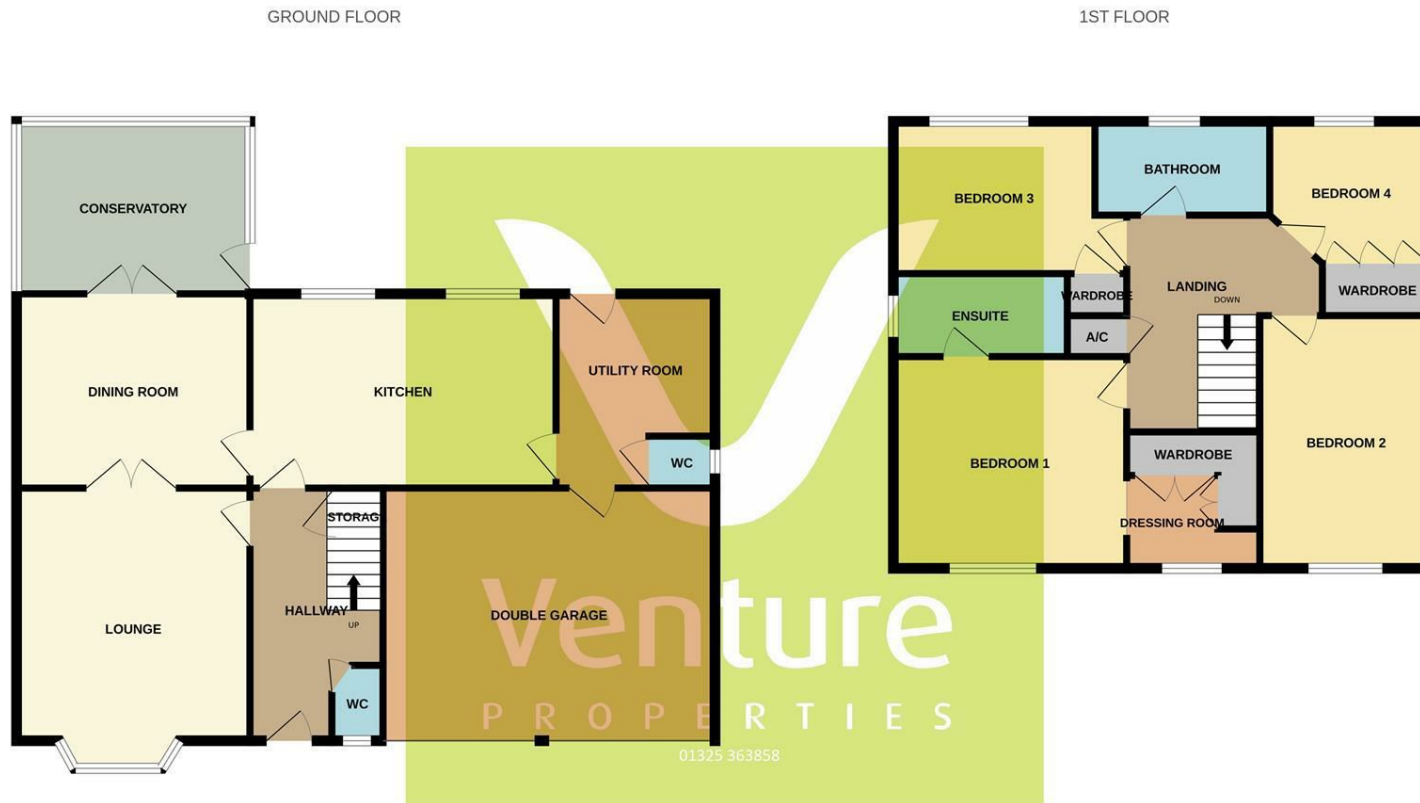
Note

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





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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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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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