



VENTURE  
PLATINUM



Beaumont Hill | Darlington  
£700,000





Welcome to this stunning detached house located in the sought-after Beaumont Hill area of Darlington.

This modern property boasts spacious reception rooms, four generous bedrooms and 3 bathrooms, providing ample space for comfortable living or accommodating guests. The property has an airy ambiance upon entering and is immaculately presented throughout.

One of the standout features of this property is the parking spaces available for numerous vehicles on the driveway, which is accessed by electric gates. There is also a detached garage with electric door. Imagine coming home to the tranquillity of this beautiful house, surrounded by bucolic views to the rear, that will surely take your breath away.

The property also offers a full 4k CCTV system.

Whether you're looking for a spacious family home or simply want to indulge in the luxury of detached living, this property offers it all.

Don't miss the opportunity to make this house your home and enjoy the best of what Beaumont Hill has to offer.

This property really is one not to be missed.

#### **Entrance Hall**

Composite door to front, with an airy ambiance, staircase to first floor with space underneath and radiator.

#### **Reception Room One 6.12m x 4.60m (20'1 x 15'1)**

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

#### **Bedroom Three 5.51m x 4.60m (18'1 x 15'1)**

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

#### **Open Plan Kitchen/Diner 7.80m x 7.32m (25'7 x 24'00)**

Upvc double glazed window to rear along with bi-fold doors. Fitted with wall, base and drawer units, integrated sink and breakfast bar. Large Cooker with double oven and extractor over. Integrated dishwasher and space for an American style fridge freezer within the wall units. Vertical radiators, spotlights to ceiling and generous space for dining table and chairs.

#### **Utility Room**

Upvc double glazed window to rear, fitted with wall, base, drawer units and ceramic sink. There is space for a washing machine, tumble dryer and fridge freezer. Radiator and composite door to side.

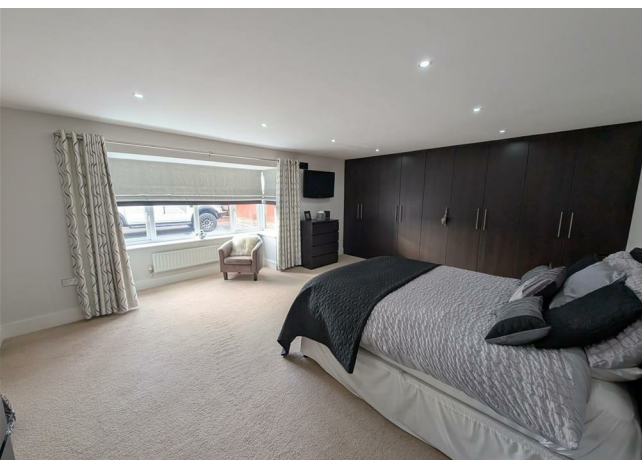
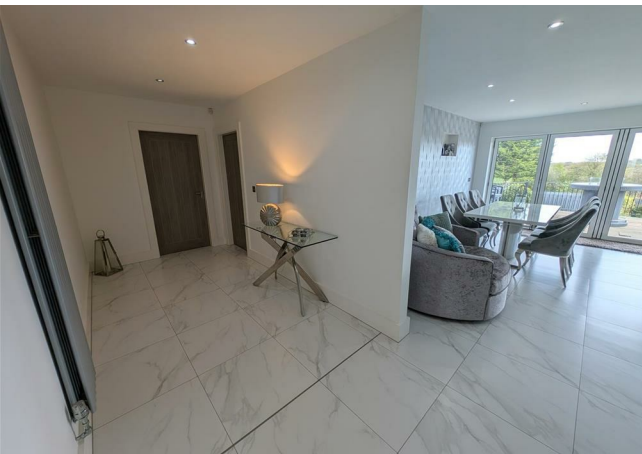
#### **Downstairs Cloaks**

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

#### **Bedroom Four 6.50m x 5.84m (21'4 x 19'2)**

Upvc double glazed window to rear and radiator.





#### Shower Room

Upvc double glazed window to rear, walk in double shower, low level w.c, floating wash hand basin, tiled floor, spotlights to ceiling and heated towel rail.

#### First Floor Landing 11.91m x 3.56m (39'1 x 11'8)

Upvc double glazed window to front, a stylish built in bar with seating area. Access to loft via drop down ladder, French doors to rear which lead to balcony and two radiators.







**Bedroom One 6.12m x 5.59m (20'1 x 18'4)**

Upvc double glazed windows to front and side, fitted wardrobes and dressing room

**En-Suite Bedroom One**

Two velux windows to roof, freestanding bath with claw feet, walk in shower with waterfall and spray. Low level w.c, wash hand basin and heated towel rail.

**Bedroom Two 7.14m x 5.36m (23'5 x 17'7)**

Upvc double glazed windows to front and side, fitted wardrobes, storage cupboard.

**En-Suite Bedroom Two**

Two velux windows to roof, freestanding bath, walk in shower with waterfall and spray. Low level w.c, wash hand basin and heated towel rail.





### Externally

To the front there are electric double gates, allowing access for off street parking for multiple vehicles. There is also a detached double garage with electric door.

To the rear there is a decorative patio area and laid to artificial lawn.

The property also offers a full 4k CCTV system.

### 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







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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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