



Trevone Way

Darlington DL3 0ZX

Offers Over £270,000





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Trevone Way

Darlington DL3 0ZX



- Four Bedroom Property
 - Garden Room
- Ideal Family Home
 - Council Tax Band D
- Off Street Parking
 - Epc Rating D

Located on the highly sought-after Harrowgate Farm Development, this immaculately presented four-bedroom detached house on Trevone Way, Darlington, offers a perfect blend of comfort and modern living. The property has an open plan airy feel to the ground floor with an open plan lounge/dining room leading into the garden room, providing ample space for both relaxation and entertaining guests.

There is also a well appointed kitchen/breakfast room with a utility and ground floor cloakroom. To the first floor there are four bedrooms, the main benefitted from a replaced en-suite shower room and an updated family bathroom.

Externally there is parking for two vehicles, ensuring that you and your guests will never be short of parking. The well maintained gardens offer a serene retreat, perfect for family gatherings or quiet evenings spent outdoors.

With no onward chain, this property is ready for you to move in and make it your own. Whether you are a growing family or simply seeking a spacious home in a desirable location, this house is sure to impress. Don't miss the opportunity to own a piece of this charming development in Darlington.

Entrance Hallway
Composite door to front. window to side, staircase to first floor, laminate flooring and radiator.

Lounge/Dining Room
23'11 x 11'03 (7.29m x 3.43m)
Upvc double glazed window to front, coving to ceiling, feature fireplace with inset Italian marble and real flame effect Dimplex fire and two radiators.

Garden Room
11'05 x 8'05 (3.48m x 2.57m)
Upvc double glazed, double doors to side, electric heater, shelving into alcoves, projector screen and speaker system and spotlights to ceiling.

Kitchen/Breakfast Room
14' x 9'05 (4.27m x 2.87m)
Two Upvc double glazed windows to rear, fitted with Cherry wall, base and drawer units with contrasting granite worktops. Five ring gas hob with extractor over, eye level electric double oven and integrated microwave. There is space for a washing machine, dishwasher and fridge freezer. Tiled floor and radiator.

Rear Lobby
Upvc door to side, tiled floor and radiator.

Utility Room
8' x 6'3 (2.44m x 1.91m)
Upvc double glazed window to side, fitted with mid beech wall, base and drawer units and tiled floor.

Downstairs Cloaks
Fitted with low level w.c, wash hand basin in vanity and radiator.

First Floor Landing
Storage cupboard and access to loft of which is boarded out.

Bedroom One
8'08 x 14'00 (2.64m x 4.27m)
Upvc double glazed window to front and fitted wardrobes with sliding mirrored doors, ceiling fan and radiator.

En-Suite
Fitted with double shower, waterfall and spray. Low level w.c, wash hand basin in vanity, heated towel rail, under floor heating, wall mounted feature mirror with lighting and fully tiled wall.

Bedroom Two
14'09 x 8'06 (4.50m x 2.59m)
Upvc double glazed window to front, fitted wardrobes and radiator.

Bedroom Three
9' x 7'11 (2.74m x 2.41m)
Upvc double glazed window to rear and radiator.

Bedroom Four/Dressing Room
8'9 x 7'06 (2.67m x 2.29m)
Upvc double glazed window to rear, currently being used as a Dressing Room, fitted wardrobes with sliding mirrored doors, Dressing table with drawers and shelving for storage. Laminate floor and radiator.

Bathroom
Upvc double glazed obscure window to rear, fitted p-shaped bath with shower over, low level w.c, wash hand basin in vanity, spotlights to ceiling, heated towel rail and laminate flooring.

Externally
To the front there is a generous drive which allows off street parking, access to Garage and a decorative lawn area. Gated access to rear.
To the rear is laid to lawn with block paved patio area with power connection sockets. Water tap.

Council Tax
Band D

Tenure
Freehold

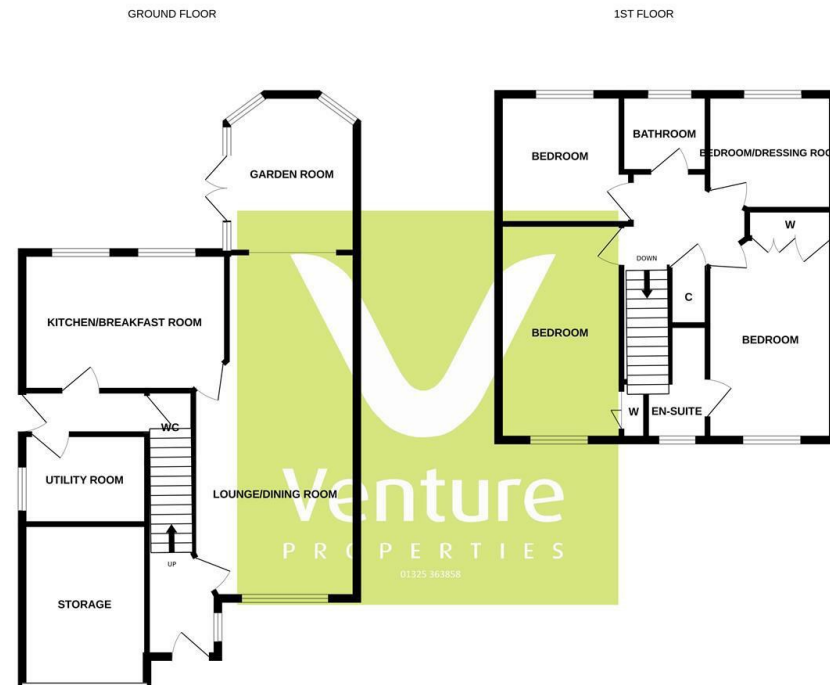
Note
IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification 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

Property Information
Local Authority
Darlington
Council Tax
Band:
D
Annual Price:
£2,259
Conservation Area
No
Flood Risk
No Risk
Floor Area
1,184 ft 2 / 110 m 2
Plot size
0.07 acres
Mobile coverage

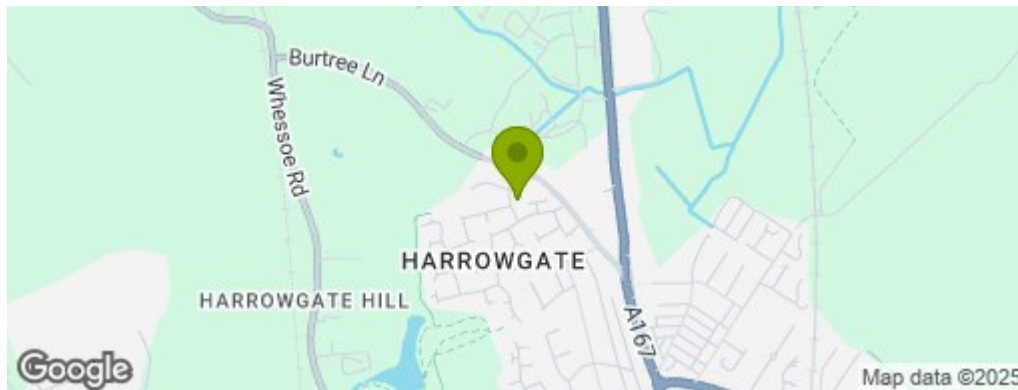
EE
Vodafone
Three
O2
Broadband

Basic
4Mbps
Superfast
123Mbps
Ultrafast
10000Mbps
Satellite / Fibre TV Availability

BT
Sky



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 ©2024



Property Information

01325 363858

45 Duke Street, Darlington, County Durham, DL3 7SD
sales@venturepropertiesuk.com