



VENTURE
PLATINUM

The Green | Darlington
Offers Over £327,500



Perfectly positioned in the picturesque village of Brafferton, close to both Darlington and Newton Aycliffe, this deceptively spacious three-bedroom detached bungalow offers a perfect blend of comfort and charm. The property is set in a tranquil location on The Green, providing stunning rear bucolic views that enhance the serene atmosphere of the area.

Upon entering, you will find the lounge featuring a delightful multi-fuel burner, creating a warm and cosy environment during the colder months. The spacious semi-open plan kitchen and dining area is well-designed, making it a wonderful space for family gatherings or casual meals. Additionally, the bungalow boasts a refitted utility room and an updated modern cloakroom/w.c.

The three well-proportioned bedrooms provide ample space for family or guests, with the stunning bathroom complete with freestanding bath and shower cubicle. Externally, the property is complemented by amazing rear gardens, perfect for enjoying the outdoors or hosting summer barbecues. The garden has been thoughtfully planned by the current owners and offers seating areas, a pond, vegetable plots all accessed via a gravel path leading to the top of the garden overlooking open fields.

Parking is a significant advantage, with space for up to three vehicles, along with a garage for additional storage or secure parking. This bungalow truly offers a unique opportunity for those seeking a peaceful lifestyle in a beautiful setting, while still being within easy reach of local amenities. Don't miss the chance to make this delightful property your new home.

Entrance Hallway

Upvc door to front and radiator.

Lounge 4.39m x 5.46m (14'5 x 17'11)

Upvc double glazed bow window to front, decorative coving to ceiling, recess into chimney breast with multi fuel burner and radiator.

Dining Area 4.06m x 3.02m (13'4 x 9'11)

Open plan into Kitchen. Storage cupboard, laminate flooring and radiator.

Kitchen 3.61m x 4.88m (11'10 x 16')

Upvc double glazed window and double doors to rear with cosy seating area enjoying rear garden views. The kitchen is fitted with a range of light ash wall base and drawer units, one and a half bowl sink with mixer tap, integrated Bosch electric hob with extractor over and separate eye level double oven. Integrated under counter fridge, spotlights to ceiling, laminate floor and part tiled walls.

Utility Room 2.79m x 1.70m (9'2 x 5'7)

Newly refurbished with Upvc double glazed window and door to side, and access to ground floor w.c. Fitted wall, base and drawer units, stainless steel sink with mixer tap, there is space for a washing machine and fridge freezer. Wall mounted Worcester Boiler, New York style part tiled walls, vinyl flooring and radiator.

Ground Floor Cloaks

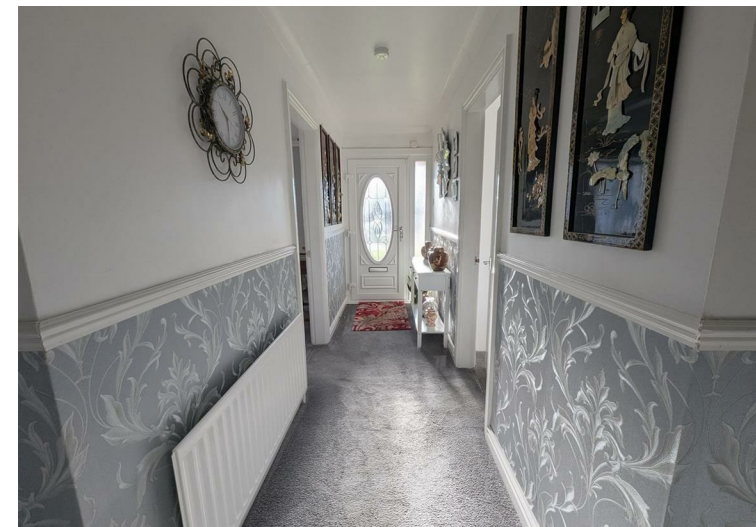
Upvc double glazed obscure window to side, low level w.c, wash hand basin in vanity, heated towel rail and radiator.

Bedroom One 4.39m x 3.35m (14'5 x 11')

Upvc double glazed bow window to front, two sets of large free standing wardrobes that can be included and radiator.

Inner Hallway

With storage cupboard and access to Bedroom Two.





Bedroom Two 6.40m x 2.79m (21' x 9'2)
Upvc double glazed window to rear and radiator.

Bedroom Three 4.09m x 2.87m (13'5 x 9'5)
Upvc double glazed window to rear and radiator.

Family Bathroom
Upvc double glazed obscure window to rear, fitted with freestanding bath, double shower cubicle with waterfall head and spray, low level w.c, wash hand basin in vanity and heated towel rail. Spotlights to ceiling, fully tiled walls and vinyl flooring.





Externally

To the front of the property is a lawn area with double driveway and access to garage via up and over door with power and light housing the Solar Panel unit.

To the rear is a most magnificent and spacious enclosed garden, with various seating and patio areas, raised beds and decorative features throughout, including a Summer House and Pond, together with the outstanding views over rear open fields. Outside power access and water.

Additional Information

There are Roof Solar panels that generate an income of aprox. £400/500 per anum.

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

Property Information

Local Authority

Darlington

Council Tax

Band:

E

Annual Price:

£2,761

Conservation Area

No

Flood Risk

No Risk

Floor Area

1,313 ft 2 / 122 m 2

Plot size

0.28 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

11 Mbps

Satellite / Fibre TV Availability

BT

Sky





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GROUND FLOOR



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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