



VENTURE
PLATINUM

Browdie Road | Darlington
Offers Over £259,700



Well positioned on Browdie Road in the popular town of Darlington, this immaculately presented detached house offers a perfect blend of modern living and convenience. Constructed by the esteemed Esh Homes, this newly built property boasts four spacious bedrooms, making it an ideal family home.

As you enter, you are welcomed into a bright and airy reception room, perfect for both relaxation and entertaining. The property features two well-appointed bathrooms, ensuring ample facilities for family and guests alike. The interior is neutrally and tastefully decorated, allowing you to easily personalise the space to your own style.

One of the standout features of this home is the parking provision for two vehicles, a rare find in many urban settings. The property is ready to move into, meaning you can settle in without the hassle of renovations or repairs.

Conveniently located within the Westpark development, this home is just a stone's throw away from a retail park with Marks & Spencer Food hall, Aldi and other retail outlets, providing easy access to shopping and amenities. Additionally, the proximity to Cockerton Village and major road links out of Darlington makes commuting and exploring the surrounding areas a breeze.

With no onward chain, this property presents a fantastic opportunity for those looking to make a swift move into a beautiful new home. Whether you are a growing family or seeking a spacious residence, this four-bedroom house on Browdie Road is sure to impress. Don't miss your chance to view this exceptional property.

Entrance Hall

With composite door to the front, upvc double glazed window to the side and staircase to the first floor.

Lounge 4.14m x 3.20m (13'7 x 10'6)

Upvc double glazed window to the front, radiator.

Kitchen/Diner 5.74m x 2.95m (18'10 x 9'8)

Upvc double glazed window to the rear, fitted with a range of wall, base and drawer units, contrasting work surfaces, 4 ring gas hob, eye level oven, integrated dishwasher, integrated fridge/freezer, sink unit with mixer tap, under stairs storage cupboard, two radiators and bi-folding doors to the rear.

Utility Room 1.91m x 1.60m (6'3 x 5'3)

Fitted with floor units, integrated washer, composite door to garden, radiator.

Cloaks

With a low level wc and wash hand basin, upvc double glazed window to the side.

First Floor

Landing. With access to the loft, storage cupboard.

Bedroom 1 3.25m x 3.05m (10'8 x 10')

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

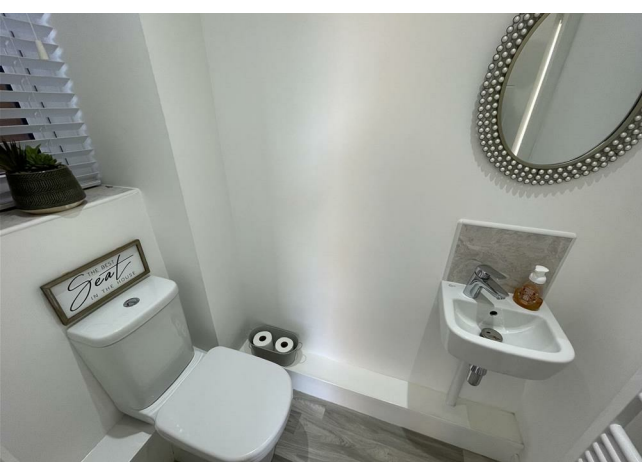
En-Suite

Upvc double glazed window to the front, fitted with a shower cubicle, low level wc, wash hand basin and vertical radiator.

Bedroom 2 3.71m x 3.10m (12'2 x 10'2)

Upvc double glazed window to the front and radiator.





Bedroom 3 3.10m x 2.24m (10'2 x 7'4)

Upvc double glazed window to the rear and radiator.

Bedroom 4 3.45m x 2.39m (11'4 x 7'10)

Upvc double glazed window to the rear, fitted wardrobes and radiator.

Bathroom

Upvc double glazed window to the rear, fitted with a suite comprising bath, low level wc, wash hand basin, vertical radiator, part tiled walls and vinyl flooring.





Externally

To the front of the property there is a pebbled area and a block paved driveway leading to an integral garage. To the rear there is a low maintenance garden with artificial grass and decking area.

Council Tax

Band D

Tenure

This property is 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

1,044 ft² / 97 m²

Plot size

0.09 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

3 Mbps

Ultrafast

1000 Mbps

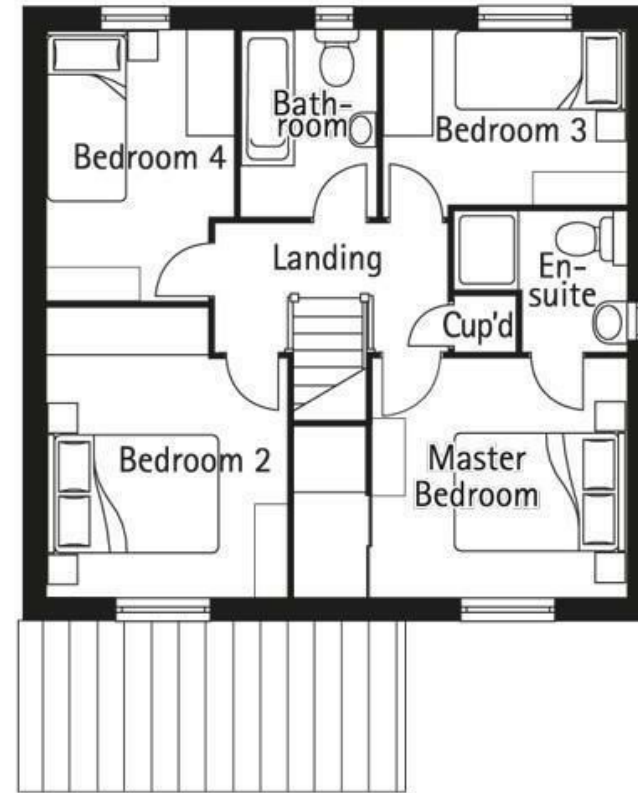
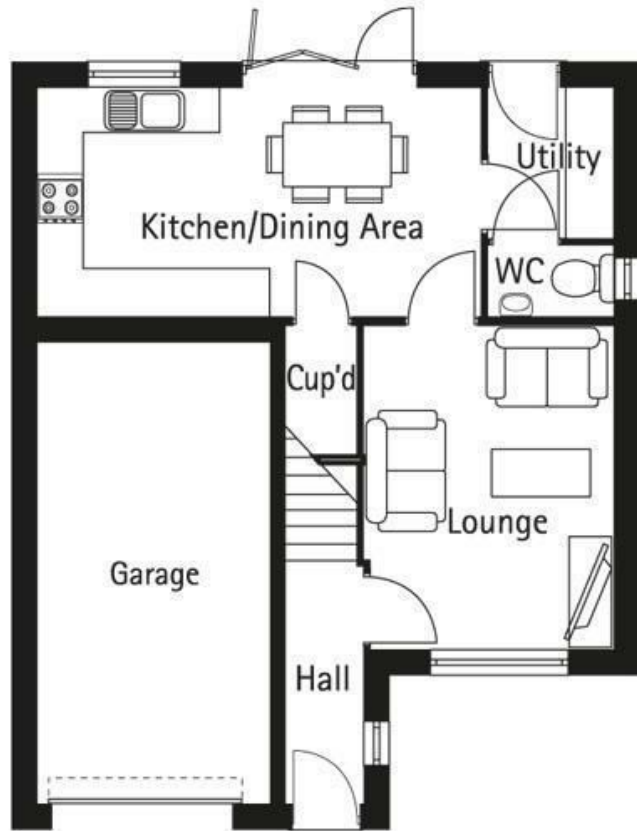
Satellite / Fibre TV Availability

BT

Sky



78 Browdie Road | Darlington



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