



VENTURE
PLATINUM

Coniscliffe Road | Darlington
Offers Over £500,000



This immaculately presented four-bedroom detached house comes to the market and is located in the West End of Darlington and offers a perfect blend of modern living and traditional comfort. As you approach the property, you will be greeted by its attractive double-fronted façade, which sets the tone for the spacious interiors that await.

Upon entering, you will discover three well-proportioned reception rooms, providing ample space for both relaxation and entertaining. The open-plan kitchen is a standout feature, newly fitted with contemporary appliances and stylish finishes, making it a joy for any home cook. This inviting space flows seamlessly into the dining area, creating a warm and welcoming atmosphere for family gatherings and into the bright and airy Garden room, equipped with modern island style seating.

The property boasts four generously sized bedrooms, each offering a peaceful retreat for rest and relaxation. The well-appointed bathroom caters to the needs of the household, ensuring comfort and convenience.

One of the highlights of this home is the large garden, which presents a wonderful opportunity for outdoor enjoyment. Whether you envision hosting summer barbeques, creating a vibrant garden, or simply enjoying a quiet moment in nature, this expansive outdoor space is sure to impress.

Located in a desirable area of Darlington, this property is well-positioned for local amenities, schools, and transport links, making it an ideal choice for families and professionals alike. With its combination of space, style, and a fantastic garden, this four-bedroom detached house on Coniscliffe Road is a must-see for anyone seeking a new home in this lovely part of the country.

Entrance Hall

With composite door to front and decorative round stained glass feature window. Staircase to first floor landing, deep coving to ceiling and skirtings to floor.

Lounge 6.27m x 3.61m (20'7 x 11'10)

Upvc double glazed bow window to front, deep coving and skirtings. This spacious and airy room with open feature fireplace and log effect mantle, housing a multi fuel burner. There is a radiator and French doors to rear.

Dining Room 4.22m x 3.61m (13'10 x 11'10)

Upvc double glazed bow window to front, deep coving to ceiling and skirtings, feature fireplace and wood flooring. Open plan to Kitchen area.

Open Plan Kitchen 5.79m x 3.99m x 2.51m (19'12 x 13'1 x 8'3)

This L shape open plan room has two kitchen areas that are spread across the open plan access to the Garden room. On one side there is a range of wall, base and drawer units, integrated electric hob and eye level double oven.

To the other side of the kitchen area there are base units and an integrated ceramic sink with mixer tap, along with French doors to the side and window to rear. With Spotlights to ceiling and tiled floor throughout and access to Utility Room.

Garden Room 4.34m x 3.68m (14'3 x 12'1)

Open plan from Kitchen area, this delightful, airy room has a central breakfast island providing seating and storage. With French doors to the rear garden and tiled floor.

Utility Room 3.07m x 2.49m (10'1 x 8'2)

Upvc double glazed obscure window to side, fitted with floor units and sink with mixer tap. There is space for a fridge freezer and washing machine. Spotlights to ceiling and radiator.

Boot Room 2.21m x 1.68m (7'3 x 5'6)

With Door and window to side, sink unit and seating area, panelled wall and access to ground floor cloaks.

Downstairs Cloaks

Upvc double glazed window to rear and w.c.

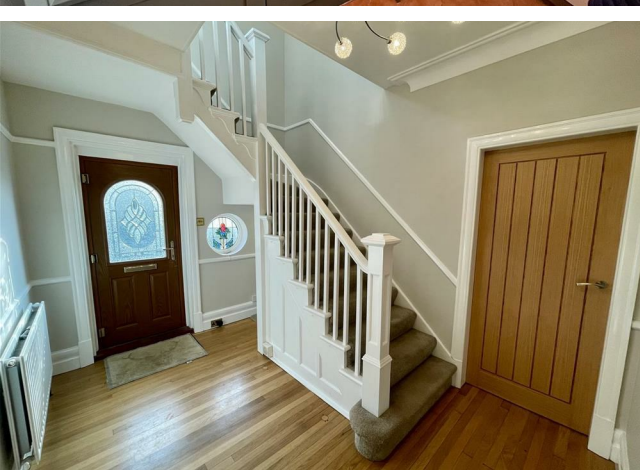
First Floor Landing

With window to front aspect and deep coving and skirtings.

Bedroom One 4.24m x 3.02m (13'11 x 9'11)

Upvc double glazed window to front, fitted wardrobes with sliding doors (part mirrored), radiator and coving to ceiling.





Bedroom Two 3.61m x 3.00m (11'10 x 9'10)
Upvc double glazed window to front, radiator and coving to ceiling.

Bedroom Three 3.61m x 2.77m (11'10 x 9'1)
Upvc double glazed window to rear, radiator and coving to ceiling.

Bedroom Four 3.61m x 2.49m (11'10 x 8'2)
Upvc double glazed window to rear, radiator and coving to ceiling.





Bathroom

Two Upvc double glazed obscure windows to rear, fitted panelled bath with mixer and spray. Walk in Shower cubicle with waterfall and spray. Low level w.c and wash hand basin in vanity unit, fully tiled walls and floor.

Loft Room

With two Velux windows to rear and storage space.

Externally

To the front there is a decorative garden with drive way and access to Garage and rear.

To the rear is a spacious split level garden which is mainly laid to lawn, with a Summer House and shed.

Tenure

Freehold



Property Details

Local Authority

Darlington

Council Tax

Band:

E

Annual Price:

£2,761

Conservation Area

No

Flood Risk

No Risk

Floor Area

2,303 ft² / 214 m²

Plot size

0.20 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

14 Mbps

Ultrafast

1000 Mbps

Satellite / Fibre TV Availability

BT

Sky

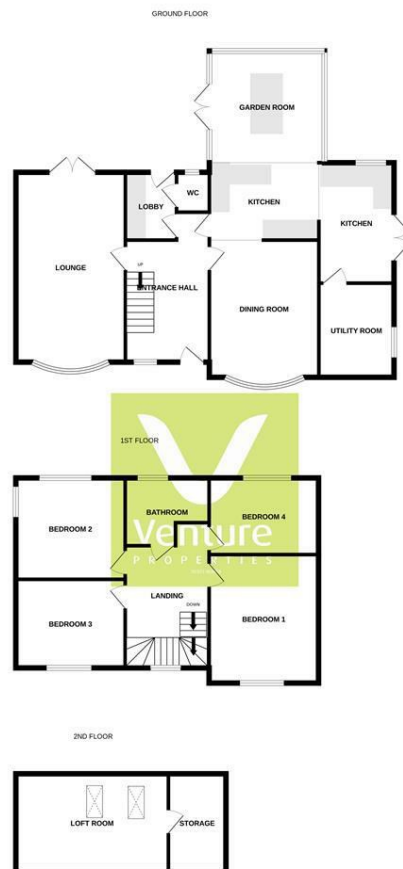
Note

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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