



VENTURE  
PLATINUM



Glaisdale Court | Darlington  
£595,000





Welcome to Glaisdale Court, a stunning five-bedroom detached house located in the desirable West End of Darlington, just a stone's throw from the town centre. This immaculately presented property offers a perfect blend of modern living and spacious comfort, making it an ideal family home.

As you enter, you are greeted by two generous reception rooms, providing ample space for relaxation and entertainment. The heart of the home is undoubtedly the impressive open plan kitchen, diner, and sitting room, which features full-length bi-folding doors that seamlessly connect the indoor space with the south-facing rear garden. This design not only floods the area with natural light but also creates a perfect setting for alfresco dining and family gatherings.

The property boasts five well-proportioned bedrooms, ensuring that there is plenty of room for everyone. With three bathrooms, including en-suite facilities, morning routines will be a breeze, catering to the needs of a busy household.

Outside, the south-facing garden is a delightful retreat, perfect for enjoying sunny days. The double garage and parking space for up to four vehicles add to the convenience of this exceptional home, making it suitable for families with multiple cars or those who enjoy hosting guests.

In summary, this remarkable detached house at Glaisdale Court offers a wonderful opportunity to enjoy modern living in a sought-after location. With its spacious layout, stylish design, and proximity to Darlington's amenities, it is a property not to be missed.

#### Entrance Porch

Wood storm door to the front leading into the hallway.

#### Entrance Hallway

A welcoming hallway with staircase to first floor landing, spotlights to ceiling and coving with Karndean flooring and radiator.

#### Lounge 5.11m x 4.37m (16'09 x 14'04)

Two Upvc double glazed window to front with Plantation blinds. Coving to ceiling. Media wall with inset t.v and glass fronted real flame electric fire.

#### Dining Room 4.37m x 3.53m (14'04 x 11'07)

Two Upvc double glazed window to front with Plantation blinds., coving to ceiling and two radiators.

#### Kitchen/Diner

Two Upvc double glazed windows to rear, fitted with a stunning range of blue wall, base and drawer units with granite worktops including breakfast bar and splashbacks. Five ring gas hob with extractor over and double oven. sink with mixer tap. Integrated dishwasher and space for an American style fridge freezer. Spotlights to ceiling, coving and Marble flooring. Open plan into Dining/Sitting area.

#### Dining/Sitting Area

Bifold doors to rear, spotlights and coving to ceiling two radiators.

#### Utility Room

Upvc double glazed window and Door to side. Fitted with wall and base units.

#### Ground Floor Cloaks

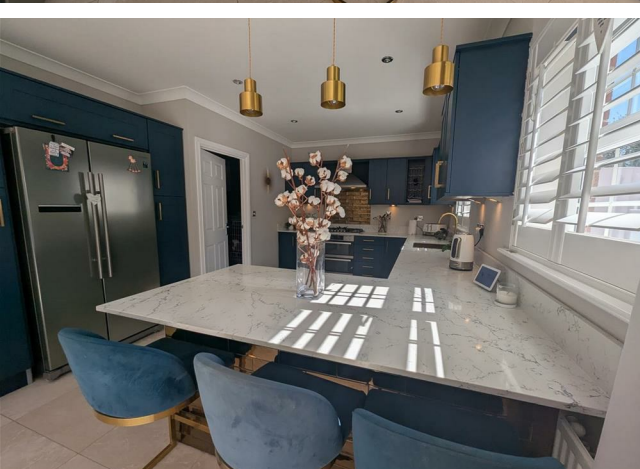
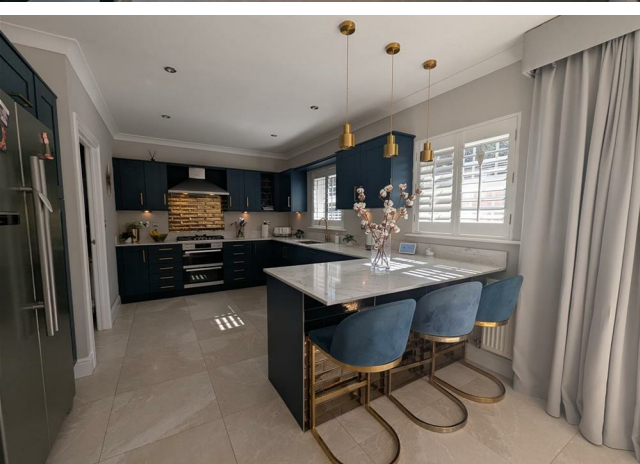
With low level w.c, wash hand basin, heated towel rail, porcelain tiles and Karndean flooring.

#### First Floor Landing

Bright and airy landing with storage cupboard, spotlights and coving to ceiling and radiator.







**Bedroom One 5.46m x 4.39m (17'11 x 14'05)**

Two Upvc double glazed windows to front with Plantation blinds., separate dressing area and radiator.

**En-Suite**

With walk in shower, wall hung w.c, wash hand basin in vanity and heated towel rail. Tiled walls and floor

**Dressing Room 3.15m x 2.16m (10'04 x 7'01)**

Upvc double glazed window to front, access to loft and radiator.







**Bedroom Two 4.42m x 2.90m (14'06 x 9'06)**

Two Upvc double glazed windows to rear with Plantation blinds and radiator, built in double storage cupboard.

**En-Suite Bedroom Two**

Shower cubicle, low level w.c, wash hand basin, part tiled walls, radiator and LVT flooring.

**Bedroom Three 4.55m x 2.97m (14'11 x 9'09)**

Two Upvc double glazed windows to rear and radiator.

**Bedroom Four 4.24m x 2.54m (13'11 x 8'04)**

Two Upvc double glazed windows to front with Plantation blinds and radiator.

**Bedroom Five/Office**

Upvc double glazed window to rear and coving to ceiling.





### Family Bathroom

Upvc double glazed window to side, panelled bath with shower over and screen, shower cubicle, low level w.c, wash hand basin, radiator and part tiled walls. LVT flooring.

### Externally

To the rear is a spacious south facing garden which is mainly laid to Astro turf but has two paved patio areas. There are raised, well established beds, a shed and gated access to side where you will find off street parking. There is also an outside tap and electricity point.

### Double Garage

A Double garage and parking to the side with access into the garden.

### Tenure

Freehold

### Property Details

Local Authority: Darlington

Council Tax Band: G

Annual Price: £3,765

Conservation Area: No

Flood Risk: Very low

Floor Area: 0 ft 2 / 0 m 2

Plot size: 0.14 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

16 Mbps

Superfast

61 Mbps

Ultrafast

10000 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

















# 31 Glaisdale Court | Darlington



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of blocks, windows, doors 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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45 Duke Street, Darlington, County Durham,  
DL3 7SD

01325 363858  
[www.venturepropertiesuk.com](http://www.venturepropertiesuk.com)