



VENTURE
PLATINUM

Oakdene Avenue | Darlington
£450,000



Venture Properties are delighted to offer to the market this Arts & Craft house which was built in 1906 and retains its original features some of which include, stained glass panels, decorative plasterwork and voysey-style stair spindles. The property boasts generous and well proportioned rooms with high ceilings throughout.

With no onward chain this fantastic and versatile family living space is situated over three floors.

Beautiful gardens to the front and rear with additional double-storey out building which is the old Coach House and is extremely rare to find in a town property. With a second floor that would have been a hayloft, it has fantastic potential to make an annex accommodation to the property.

Recent renovations to the property have been sympathetic to the Arts & Craft style and include full re-roof of front elevations using Rosemary tiles, breathable membrane and insulation. Overhaul of rear roof, chimney re-render and new flashings. Dormer window re-roofed. New hand made bespoke wooden framed double glazed windows to living room, main bedroom and kitchen. John Lewis Kitchen and wool carpets throughout. All lead pipework removed and replaced with copper and new incoming mains pipe. New fuse box and all electrics tested and upgraded. Jackfield tiles to utility room. Hand made picket fence and gate with Tulip detail to match porch. New rear gate.

Must be seen to be appreciated, contact our office to arrange a highly recommended viewing.

****Planning permission granted for an extension to the Kitchen further details and plans can be acquired from our office****

Entrance Hall

Entering through a stained glass door with complimenting stained panels covering the full width of the porch.

Lounge 5.38m x 4.98m (17'8 x 16'4)

A generously proportioned room with original bespoke double glazed bay window to the front, allowing light to flood in and the garden to be appreciated from an extensive window seat. Deep coving to ceiling, decorative frieze above picture rail. Cast Iron fireplace with tiled back and hearth with stained glass windows that catch the light beautifully. Parquet flooring

Dining Room 5.18m x 3.94m (17' x 12'11)

With double doors and bay windows to the rear giving access to the rear garden. Deep coving to ceiling, decorative frieze above picture rail and built in cupboards with shelving either side of a cast iron fireplace with tiled back and hearth. Parquet flooring,

Breakfast Room 3.58m x 3.05m (11'9 x 10')

Quirky original corner window, original built in storage cupboards and drawers and a pantry cupboard. With chimney breast with exposed brickwork hearth. Original Cotto tiled floor and access to kitchen.

Kitchen 4.19m x 1.91m (13'9 x 6'3)

Newly fitted John Lewis ivory-coloured wall, base and j-pull drawer units and contrasting work surfaces. Bosch four ring gas hob with Neff extractor over and double oven. Schöck double sink with Grohe tap, dishwasher and Velux window. Access to Utility room via Oak door. Original Cotto tiled floor.

Utility Room

Window to side, Beech wall and base units With Belfast sink and mixer tap, wall mounted boiler, wooden door to side, space for fridge/freezer, plumbing for washing machine and tumble dryer. Original Cotto tiled floor.

First Floor Landing

With decorative heart and spade spindles.





Bedroom One 5.16m x 4.98m (16'11 x 16'4)

With double glazed bespoke bay window to the front. Giving stunning views of the park. Large decorative Copper hooded fireplace. Fitted with a range of wardrobes with sliding doors providing hanging and shelving and drawers, deep coving and ceiling rose.

Bedroom Two 4.22m x 3.58m (13'10 x 11'9)

Original sash window to the rear, deep coving, radiator, two double wardrobes.





Bedroom Three 4.22m x 3.05m (13'10" x 10')

Original sash window to the rear, cast iron fireplace and radiator.

Bathroom One

Obscure window to the side. Free standing bath with Claw feet and electric shower over, low level wc, wash hand basin, tubular radiator, part tiled walls, two built in original full height cupboards providing ample storage.

Second Floor

Further decorative staircase leading to second floor with skylight.

Bedroom Four 5.16m x 5.13m (16'11" x 16'10")

Generous room that spans the full width of the house, with built in wardrobes and original fireplace.

Bedroom Five/Study 3.05m x 3.05m (10' x 10')

With Dormer window to the rear and currently used as a study.



Bathroom Two

Dormer window, walk in shower, w.c, wash hand basin and heated towel rail. Part tiled walls. Access to eaves storage.

Externally

The property is accessed through a hand made Tulip detailed gate which compliments the decoration to the original open porch. There is a front garden with mature shrubs, pond and cottage garden planted borders. Side access to rear garden. To the rear is laid to lawn with pretty flower borders, apple tree and two patio areas, gated rear access and the large double-story outbuilding which has access to first floor by a drop down ladder providing ample storage space, Velux window, power and light. This has potential for use as an office workshop or garage.

Tenure

Freehold

Property Details

Local Authority: Darlington

Council Tax Band: D

Annual Price: £2,364

Conservation Area: West End

Flood Risk: Very low

Floor Area: 1,959 ft² / 182 m²

Plot size: 0.07 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

15 Mbps

Superfast

80 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

BT

Sky

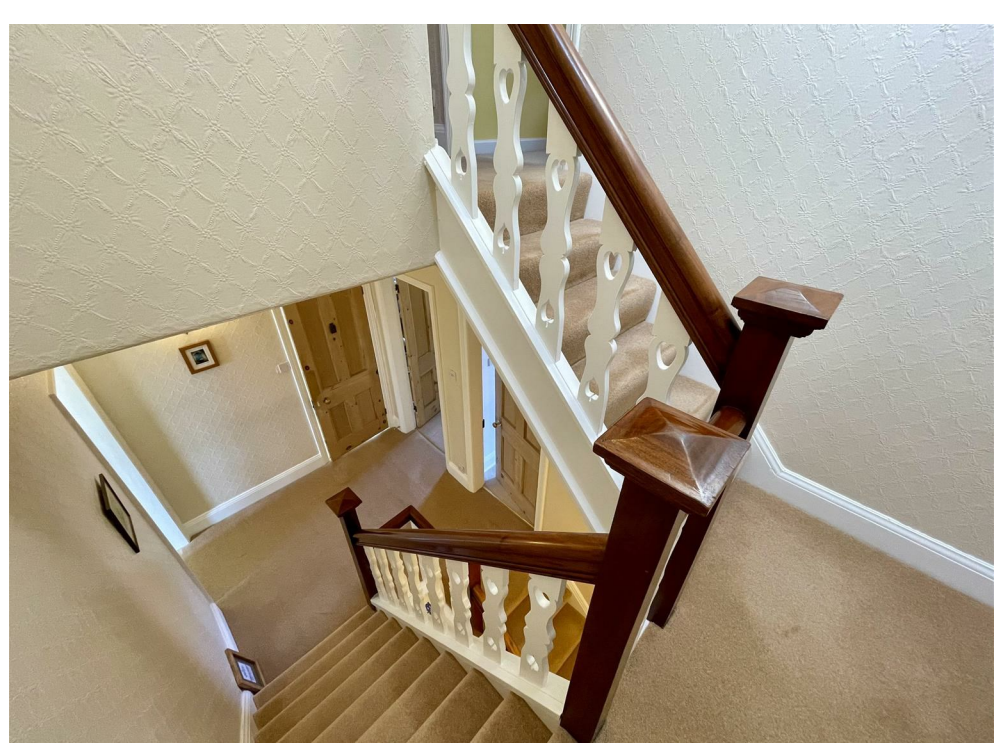


Note

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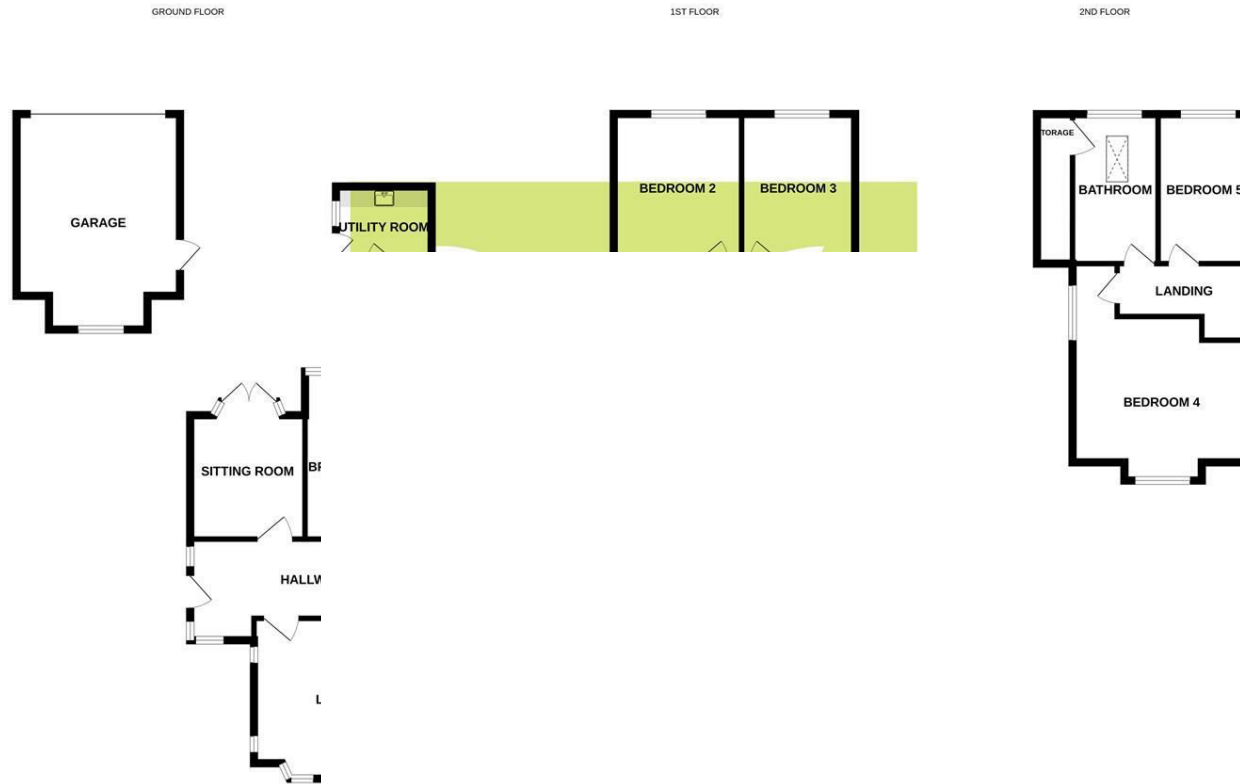








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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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