



VENTURE
PLATINUM

Peterhouse Close | Darlington
Offers In The Region Of £270,000



Nestled in the desirable area of Peterhouse Close, Darlington, this stunning four-bedroom detached house offers an exceptional living experience for families seeking both space and comfort. The property boasts excellent-sized family accommodation, featuring two inviting reception rooms and a conservatory to the rear that provide ample space for relaxation and entertaining.

The heart of the home is undoubtedly the newly installed kitchen, which is adorned with elegant granite work surfaces, making it a perfect setting for culinary enthusiasts. In addition to the kitchen and reception rooms, the property includes a third reception room, allowing for versatile use as a playroom, study, or additional living space.

The four well-proportioned bedrooms ensure that every family member has their own sanctuary, while the two modern bathrooms provide convenience and privacy. Set on a good-sized corner plot, the house is surrounded by beautifully landscaped gardens, offering a tranquil outdoor space for children to play or for hosting summer gatherings.

Off-street parking for two cars adds to the practicality of this delightful home and well established gardens to the rear, making it an ideal choice for those with busy lifestyles. This property truly combines modern living with a touch of elegance, making it a must-see for anyone looking to settle in the charming town of Darlington.

Entrance Hallway

With stairs to the first floor and double glazed front door.

Lounge 6.62 x 5.81 (21'8" x 19'0")

Situated to the front of the property with double glazed bay window, gas central heating radiator, feature fireplace incorporating fire and feature flooring.

Dining Room 5.6 x 4.0 (18'4" x 13'1")

Situated to the rear of the property with gas central heating radiator, feature flooring and double glazed French doors leading into the conservatory.

Conservatory 5.6 x 4.32 (18'4" x 14'2")

Situated to the rear of the property with double glazed windows and double glazed French doors leading out to the pleasing patio garden area.

Kitchen 4.64 x 4.52 (15'2" x 14'9")

Situated to the rear of the property having been re-fitted to a high standard by the current owner with a quality range of gloss effect cupboards with marble worksurfaces integrated electric oven and hob with overhead extractor integrated microwave, part tiled walls, double glazed window, sunken spotlights and understairs storage facilities.

Utility 3.42 x 2.6 (11'2" x 8'6")

Situated to the rear of the property with plumbing connections from automatic washing machine, wall mounted boiler and rear back door.

Sitting Room 5.29 x 4.06 (17'4" x 13'3")

Situated to the front of the property being a versatile room of which could be used for a number of different uses with double glazed window gas central heating radiator and access leading to downstairs cloakroom.

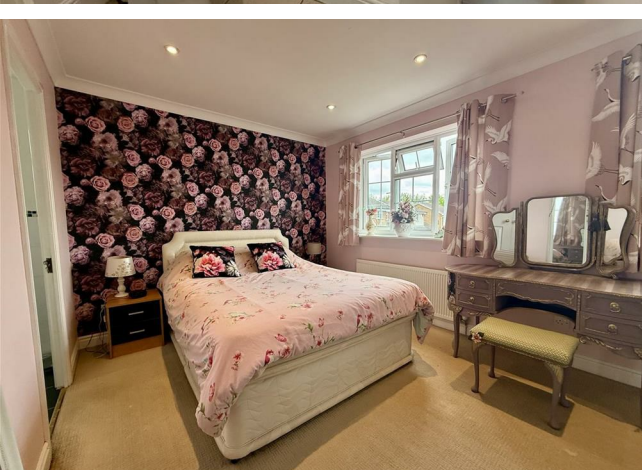
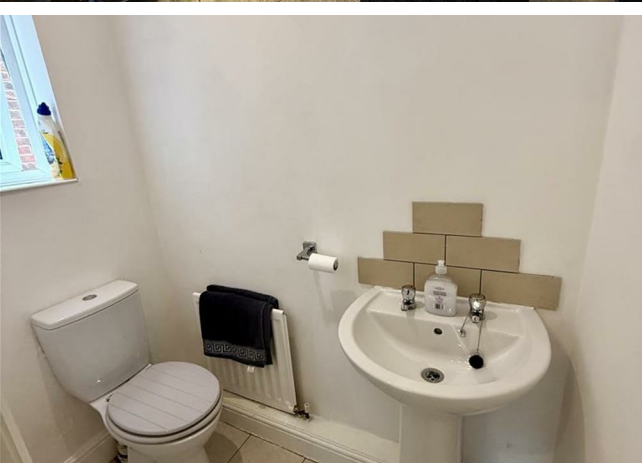
Cloakroom/W.C 2.6 x 1.1 (8'6" x 3'7")

With a modern suite comprising low-level WC, wash hand basin.

First Floor

Landing with loft access and store cupboard.





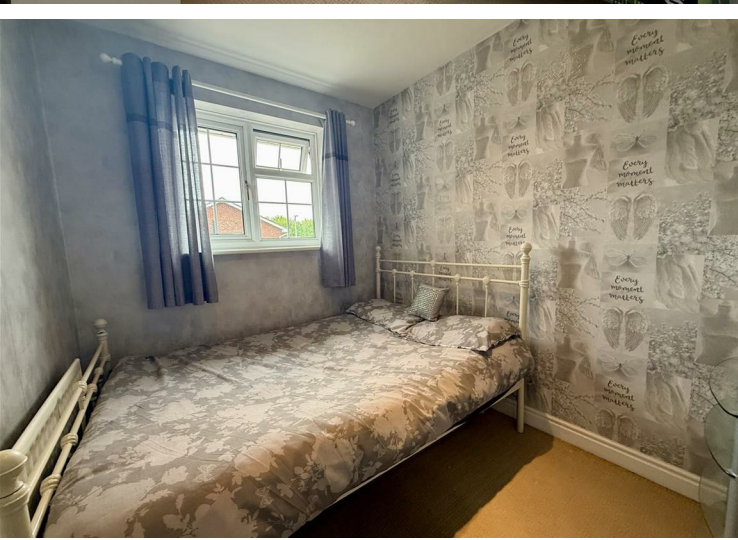
Bedroom One 6.58 x 3.62 (21'7" x 11'10")

Situate to the front of the property being a good sized double room with double glazed windows to front elevation, gas central heating radiator and fitted walk-in wardrobe with excellent storage. Access leading into ensuite shower room.

En-Suite Shower Room 3.42 x 1.52 (11'2" x 4'11")

With a modern suite comprising shower set within cubicle, wash hand basin, low-level WC, double glazed window and radiator.





Bedroom Two 4.84 x 3.98 (15'10" x 13'0")

Another good double size bedroom with double glazed window, gas central heating radiator and fitted robes.

Bedroom Three 4.48 x 4.96 (14'8" x 16'3")

Situated to the rear of the property with double glazed window and gas central heating radiator

Bedroom Four 4.06 x 2.86 (13'3" x 9'4")

Situated to the front of the property with double glazed window and gas central heating radiator.

Bathroom 3.94 x 2.86 (12'11" x 9'4")

With a modern suite comprising panel bath, pedestal wash handbasin, low-level WC, double glazed window and central heating radiator.



Externally

The home stands on a prime corner plot with excellent offstreet parking for two cars to the front to the rear of the home there is a well established and landscaped garden of which has patio area, decked area, laid to lawn with borders and shrubbery with fruit trees. There is side access leading to a storage shed.

Property Details

Local Authority: Darlington

Council Tax Band: D

Annual Price: £2,372

Conservation Area: No

Flood Risk: Very low

Floor Area: 0 ft 2 / 0 m 2

Plot size: 0.07 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

4 Mbps

Superfast

80 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

BT

Sky

Virgin

Tenure

Freehold

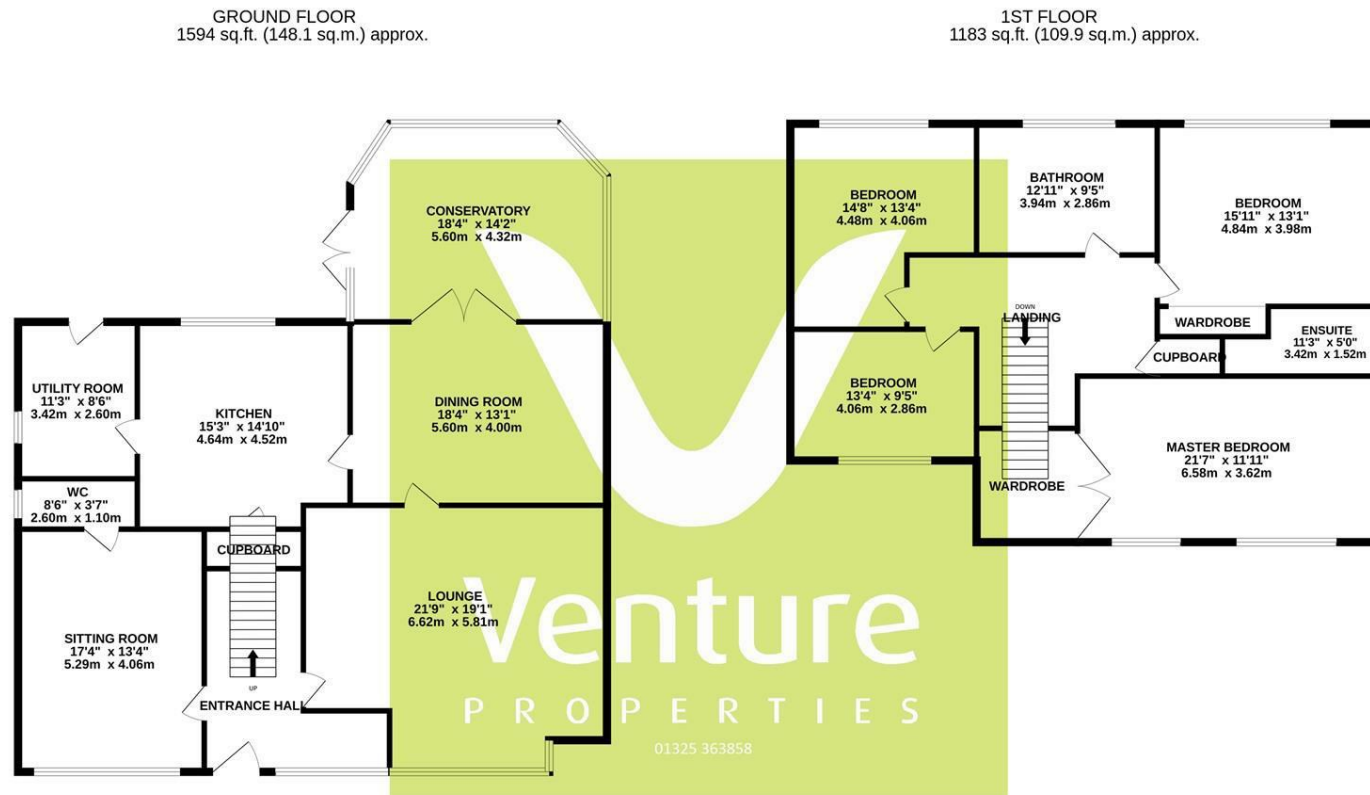
Note

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





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TOTAL FLOOR AREA: 2777 sq.ft. (258.0 sq.m.) approx.

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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