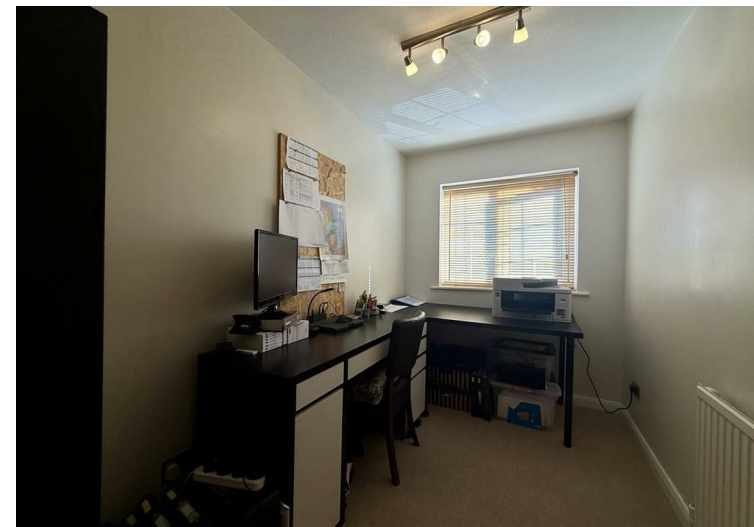




VENTURE
PLATINUM

Norwich Grove | Darlington
£210,000





Nestled in a tranquil cul-de-sac on Norwich Grove, Darlington, this extended and larger-than-average three-bedroom detached home presents an exceptional opportunity for discerning buyers. The property boasts a spacious reception room, perfect for both relaxation and entertaining, alongside three well-proportioned bedrooms that provide ample space for family living.

The heart of this home is undoubtedly the stunning kitchen, which has been refurbished to a high standard by the current owners. It offers a modern and stylish environment for culinary enthusiasts, making it a delightful space for family meals and gatherings. The bathroom is also well-appointed, ensuring comfort and convenience for all residents.

One of the standout features of this property is the excellent off-street parking, accommodating two cars, which leads to a single tandem double garage. This is a rare find in the area and adds significant value to the home, providing both security and additional storage options.

Offered to the market with no onward chain, this property is ready for you to move in and make it your own. Viewing is strongly advised to fully appreciate the quality and space this home has to offer. Whether you are a first-time buyer or family looking to upsize, this delightful residence in a peaceful setting is sure to impress.

Entrance Porch

With door into

Entrance Hallway

With stairs to the first floor and store cupboard.



Lounge/Dining Room 8.04 x 4.60 (26'4" x 15'1")

Running front to rear offering excellent main living accommodation with double glazed window to front elevation and patio doors to the rear.

Kitchen 4.42 x 2.28 (14'6" x 7'5")

Having been refitted to a high specification by the current owners with a modern range of wall, floor and drawer units with contrasting worksurfaces, integrated oven and hob with overhead extrator unit, integrated fridge, freezer and dishwasher, part tiled walls, double glazed window, rear back door and access into garage.

First Floor

With window to side elevation and loft access.

Bedroom One 3.9 x 2.62 min (12'9" x 8'7" min)

Situated to the front with double glazed window, central heating radiator and fitted robes.

Bedroom Two 3.42 x 2.63 (11'2" x 8'7")

Situated to the rear with double glazed window, central heating radiator and fitted robes.

Bedroom Three 3.02 x 1.86 (9'10" x 6'1")

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



Bathroom/W.C 2.0 x 1.8 (6'6" x 5'10")
With a modern white suite comprising p shaped bath with over head shower, wash hand basin set within a vanity unit, low level W,C and towel rail heater.

Externally
The homes stands within a quite cul-de-sac location with driveway to the front for two cars and access into a TANDEM STYLE GARAGE (7.9 m x 2.2m), To the rear of the home there is a private garden of which is mainly laid to lawn with patio area.

Tenure
Freehold

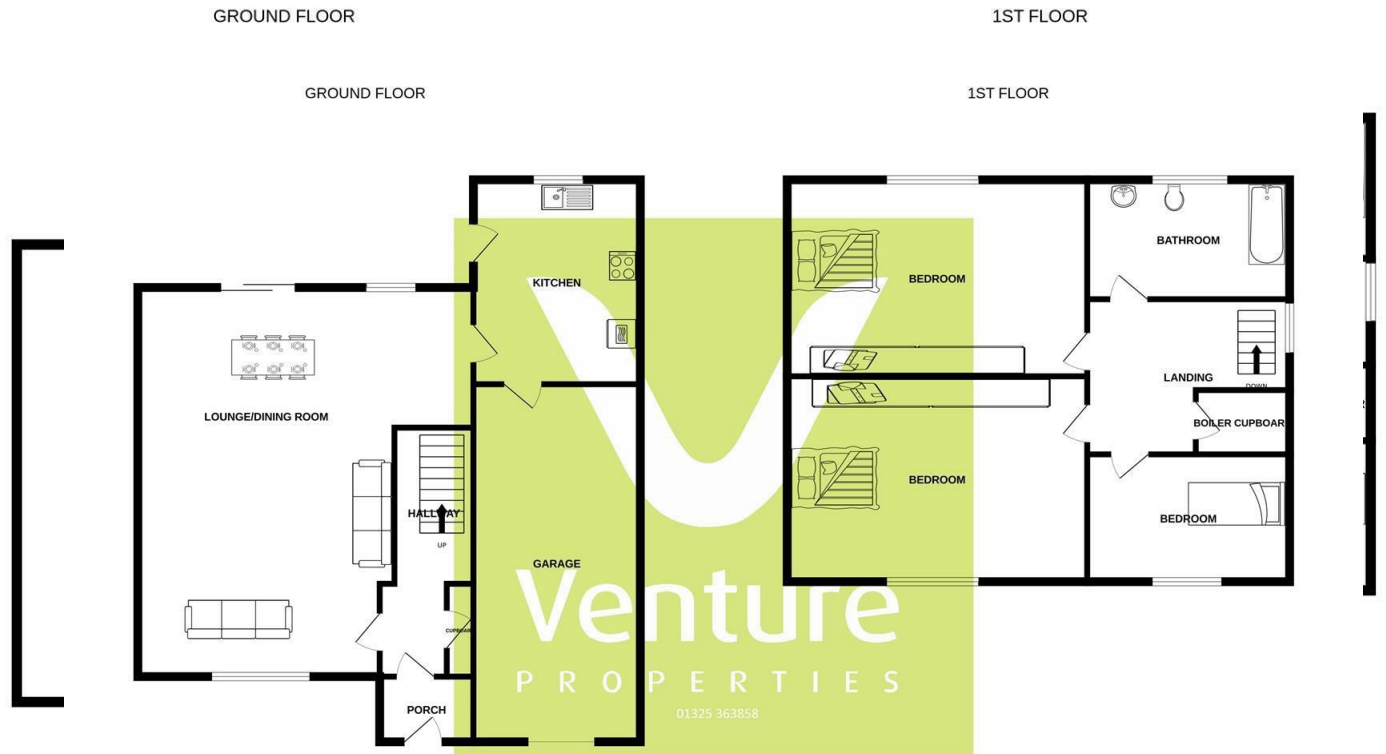
Property Details
Local Authority: Darlington
Council Tax Band: C
Annual Price: £2,108
Conservation Area: No
Flood Risk: Very low
Floor Area: 925 ft 2 / 86 m 2
Plot size: 0.05 acres
Mobile coverage
EE
Vodafone
Three
O2
Broadband
Basic
4 Mbps



4 Norwich Grove | Darlington

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		71	85
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			



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.

45 Duke Street, Darlington, County
Durham, DL3 7SD

01325 363858
www.venturepropertiesuk.com