



VENTURE
PLATINUM

Neville Road | Darlington
£345,000



Nestled in the desirable West End of Darlington, this stunning semi-detached house on the popular tree lined Neville Road offers an exceptional living experience. With four generously sized bedrooms, this property is perfect for families seeking both space and comfort. The home boasts two inviting reception rooms, providing ample areas for relaxation and entertainment.

The heart of the house is the open-plan kitchen breakfast room, which seamlessly flows into the dining area and a delightful conservatory sitting room. This layout not only enhances the sense of space but also allows for an abundance of natural light, creating a warm and welcoming atmosphere throughout.

In addition to its impressive interior, the property features two garden plots to the rear, ideal for outdoor activities or simply enjoying the fresh air. Off-street parking at the front adds to the convenience of this lovely home, making it an attractive option for those with vehicles.

This property is within easy reach of outstanding schools, making it an excellent choice for families. With its combination of spacious living accommodation, beautiful gardens, and a prime location, this semi-detached house on Neville Road is a wonderful opportunity not to be missed.

Entrance Hall

Original stained door to front, staircase to first floor landing and radiator.

Lounge 4.52m x 3.63m (14'10 x 11'11)

Upvc double glazed bow window to front, gas fire in surround and radiator.

Dining Room 3.51m x 4.62m (11'6 x 15'2)

Situated to the side with window to side elevation, open aspect to the kitchen and rear of the home.

Kitchen/Breakfast Room 2.69m x 3.68m (8'10 x 12'1)

A superb kitchen fitted with wall, base and drawer units, sink unit, induction electric hob and oven with extractor over. Integrated fridge freezer, dishwasher and integrated microwave, kitchen island and under floor heating.

Conservatory/Sitting Room 3.38m x 4.95m (11'1 x 16'3)

Half wall, half glazed with under floor heating, log burner and French doors to the pleasing landscaped rear gardens.

First Floor Landing

Upvc double glazed window to side and staircase to second floor.

Bedroom One 4.01m x 3.43m (13'2 x 11'3)

Upvc double glazed window to front and radiator.

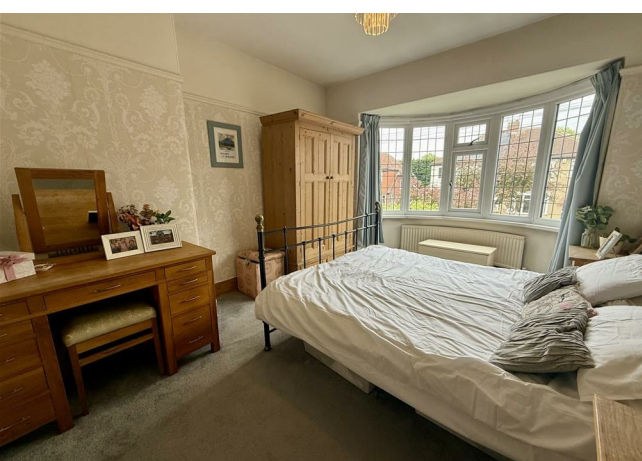
Bedroom Two 4.47m x 3.40m (14'8 x 11'2)

Upvc double glazed window to rear, fitted wardrobes and radiator.

Bedroom Three 2.29m x 2.59m (7'6 x 8'6)

Upvc double glazed window to front and radiator.





Bathroom

Upvc double glazed windows to side and rear, free standing bath, shower, w.c, wash hand basin and heated towel rail.

Second Floor Landing

Upvc double glazed window to side.





Bedroom Four 5.38m x 3.30m (17'8" x 10'10")

Velux window to rear, Upvc double glazed window to side and storage into eaves.

Externally

The home stands on a well appointed tree line street with off street parking to the front, to the rear the home has the added benefit of having a large two plot sized rear garden of which has been landscaped into two areas, with patio area, lawn and decked to the first location, a sweeping path leads into the second garden of which is astro turfed and has a summerhouse. There is a Garage/Workshop to rear.

Tenure

Freehold



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: 0.09 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

16 Mbps

Superfast

62 Mbps

Ultrafast

1800 Mbps

Satellite / Fibre TV Availability

BT

Sky

Virgin

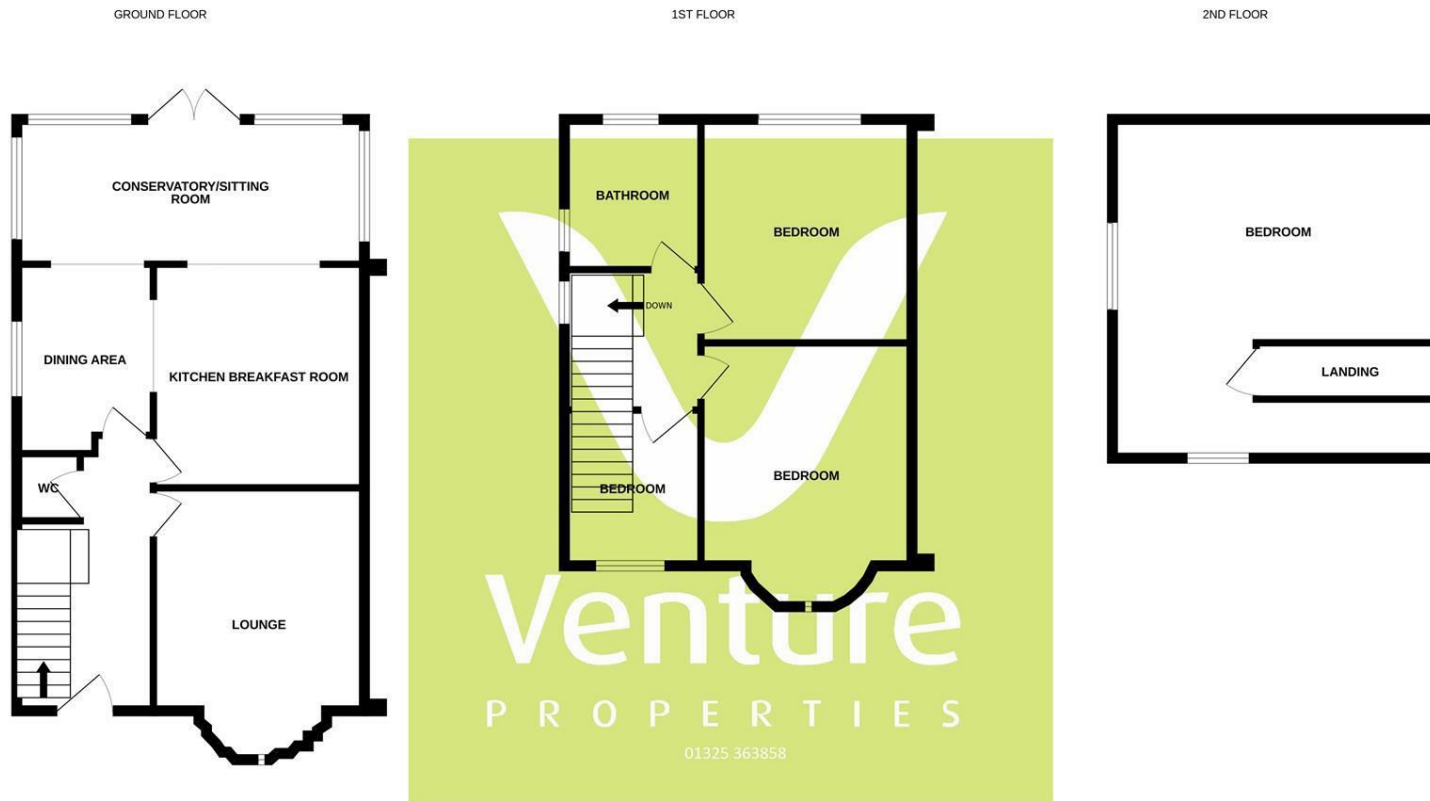
Note

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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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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