



VENTURE
PLATINUM

Berriedale Drive | Darlington
Offers Over £220,000



This immaculately presented, fully refurbished, updated and improved property is located within the popular Ashbrooke development of Darlington, offering well proportioned family accommodation and comes to the market with no onward chain. The property has the benefit of gas fired central heating and double glazing (both installed 3 years ago). The property also benefits from an extended and replaced kitchen complete with breakfast island and ample storage, a refitted bathroom and en-suite shower room all presented to the highest of standards.

Externally the property has an open plan garden to the front with off street parking and the rear garden which enjoys the afternoon and evening sun has been thoughtfully designed with seating areas, lawn, fish ponds together with a stunning Summerhouse ideal for a variety of uses.

In our opinion early viewing is essential

Entrance Hallway

With composite door, staircase to first floor, attractive flooring and radiator.

Lounge/Dining Room 7.59m 2.95m (24'11 9'8)

With Upvc double glazed window to front, radiator, laminate flooring, open plan to dining area,

Lounge Area

Dining Area 2.24m (7'04)

Upvc double glazed windows and door to rear, laminate flooring and radiator.

Kitchen 4.34m x 4.19m (14'03 x 13'09)

With two Upvc double glazed windows and door to the rear elevation. Recently extended and refitted with a stylish range of grey wall, base and drawer units, contrasting worksurfaces and part tiled walls, concealed boiler, integrated fridge freezer, integrated double oven with hob and extractor, composite sink unit with mixer taps, integrated microwave. Breakfast bar with seating for three bar stools, tiled flooring.

First Floor Landing

Staircase to the first floor with Upvc double glazed window to side.

Bedroom One 3.73m x 2.84m (12'3 x 9'4)

A sizeable double bedroom situated to the front of the property, with fitted wardrobes with inset hanging rail and storage and door opening into En Suite Shower Room/WC.

En-Suite

Replaced and updated with a walk in shower, low level w.c. and wash hand basin within vanity unit, part tiled walls and heated towel rail.

Bedroom Two 2.34m x 3.02m (7'8 x 9'11)

A further double bedroom situated to the rear with radiator.

Bedroom Three 3.10m x 1.91m (10'2 x 6'3)

A good sized third bedroom situated to the rear with built-in wardrobes and radiator.

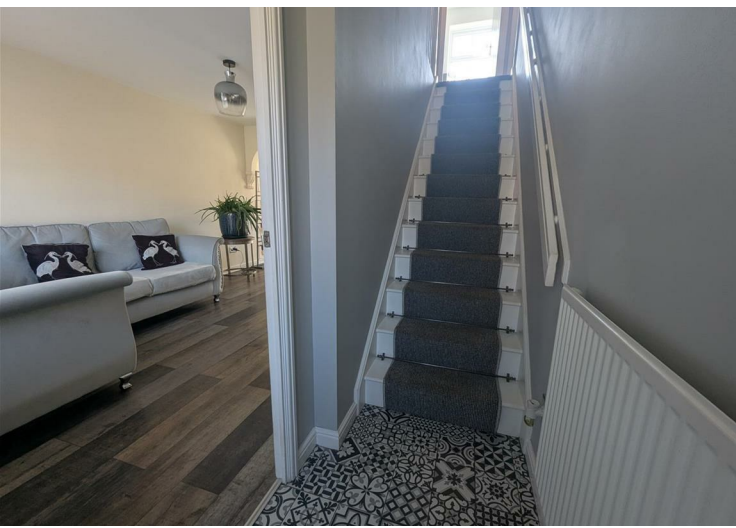




Bathroom

Again updated and replaced with a superb bathroom suite comprising panelled bath, low level w.c. and wash hand basin within vanity unit, part tiled walls and tiled flooring. Upvc double glazed window to the rear.





Externally

The property occupies an enviable position set back from the road with a lawned garden to the front and driveway.

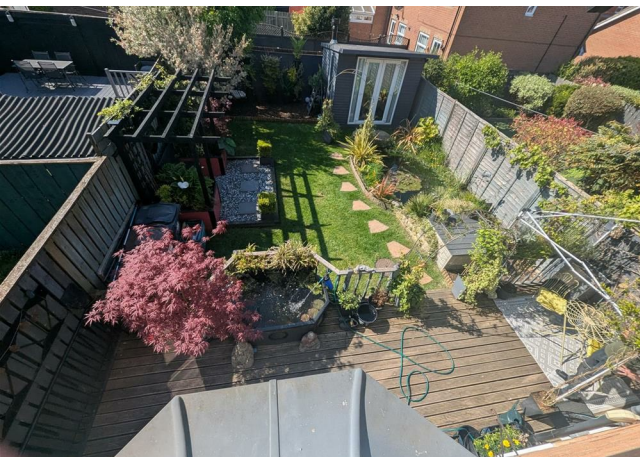
The rear of the property enjoys the afternoon/evening sun and is laid to lawn with decked patio area, seating area with pergola, pebbled area, fish pond.

Summerhouse

The Summerhouse is the ideal retreat to relax or for the homemaker fully insulated and fitted with power and light and log burner.

Storage

Formerly the garage. With up and over door, power and light.



Tenure
Freehold

Property Details

Local Authority: Darlington
Council Tax Band: C
Annual Price: £2,108
Conservation Area: No
Flood Risk: Very low
Floor Area: 861 ft 2 / 80 m 2
Plot size: 0.05 acres
Mobile coverage
EE
Vodafone
Three
O2
Broadband
Basic
10 Mbps
Ultrafast
10000 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





17 Berriedale Drive | Darlington



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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