



VENTURE
PLATINUM

Hummersknott Avenue | Darlington

Offers Over £300,000





Nestled in the prestigious West End of Darlington, this stunning three-bedroom dormer-style bungalow on Hummersknott Avenue presents an exceptional opportunity for discerning buyers. The property boasts a versatile layout, making it ideal for families or those seeking single-level living. With an excellent sized corner plot having landscaped garden to the front with easy maintained garden to rear.

Upon entering, you will find a welcoming reception room that offers a perfect space for relaxation and entertaining with windows and french doors to front side and rear elevation. The three well-proportioned bedrooms provide ample accommodation, while the property boasts a wet room style shower room to the ground floor and a main bathroom. to the first floor

This charming bungalow is offered to the market with no onward chain, ensuring a smooth and efficient purchasing process. Its prime location means you are just a stone's throw away from local amenities, enhancing the convenience of daily life.

We highly recommend viewing this property at your earliest opportunity, as it is sure to impress with its blend of comfort and style. Don't miss out on the chance to make this delightful bungalow your new home.

Entrance

Via a composite door leading into the hallway.

Entrance Hall 1.73m x 3.76m (5'8 x 12'4)

Welcoming and spacious hallway with Karndean flooring, built in under stair storage cupboard, stairs access to the first floor, inset ceiling spotlights, radiator.





Living Room 3.63m x 7.29m (11'11" x 23'11")

A light and airy, spacious living room with upvc framed double glazed bow style window with an additional four upvc framed double glazed windows providing more than ample natural lighting from three sides of the room, upvc framed double glazed french doors leading out into the rear garden, attractive feature marble fireplace with inset and hearth housing a gas coal effect fire, two radiators.

Dining Room / Bedroom 3.63m x 3.68m (11'11" x 12'1")

Currently utilised as a spacious dining room, perfect for entertaining and family gatherings with upvc framed double glazed window, two radiators, space for a family dining table and chairs.

Kitchen/Breakfast Room 4.52m x 3.07m (14'10" x 10'1")

With a range of fitted, stylish base and wall units with illumination, laminate work surfaces, tiling to splash and work areas, inset sink unit with drainer and mixer tap, integrated oven and hob with overhead stainless steel chimney style extractor unit, integrated automatic washing machine, dishwasher, space for a tall fridge freezer, space for a breakfast table and chairs, upvc framed double glazed window and door accessing the rear garden, kamdean flooring, wall mounted gas combination central heating boiler set into unit.

Bedroom One 3.63m x 3.58m (11'11" x 11'9")

With a range of fitted built in robes, dressing table and drawers, radiator, upvc framed double glazed bow style window

Bedroom Two

Upvc double glazed bow window to front, fitted wardrobes with dressing tale and drawers, radiator.



Shower Room 1.68m x 2.18m (5'6 x 7'2)

With a walk in double shower cubicle with inset mains shower and panelled walls, wash hand basin, wc, tiling to splash and vanity, tiled floor, radiator, shaver point, upvc framed double glazed window.

First Floor Landing / Office, Dressing Area 3.28m x 3.25m (10'9 x 10'8)

Fitted with a range of desk drawers and dressing table so the space could be utilised as a dressing space or office / study, inset ceiling spotlights, radiator, skylight for natural lighting.

Bedroom Three 4.72m x 3.12m (15'6 x 10'3)

With dual aspect skylights, radiator, built in storage to the eaves, built in storage cupboard / robe with hanging space, radiator.

Bathroom 3.66m x 2.95m (12'0 x 9'8)

With a fitted white suite comprising of panel bath, wash hand basin and wc set into a vanity unit, tiling to splash and vanity areas, shower cubicle with inset mains shower, radiator, inset ceiling spotlights, built in storage to the eaves, shaver point, upvc framed double glazed window, radiator.

Externally

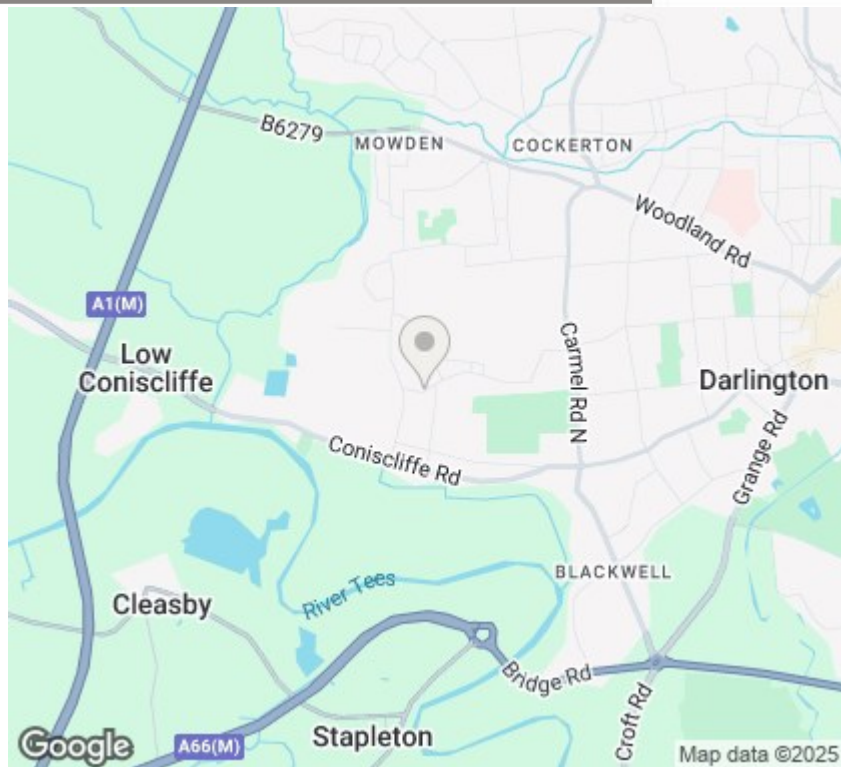
The property is accessed via a sweeping block paved driveway through wrought iron gates, and has a wrap around garden which is laid to lawn with mature trees planted, there is access to the garage via double doors, gated access to the rear garden, whilst to the lawned garden side there is further gated access to the rear. The rear garden is low maintenance and provides for most pleasant outdoor seating and relaxing , feature slated area , fence enclosed , outdoor lighting and electric, access to the garage.

Tenure

Freehold



1 Hummersknott Avenue | Darlington



Ground Floor



Floor 1

Approximate total area⁸
1293.3 sq ft
Reduced bedroom
67.52 sq ft

(*) Excluding balconies and terraces

Reduced bedroom
Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on the RPS 3C standard.

GRAFT360

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