



Merrybent

Darlington DL2 2LE

£400,000





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Merrybent

Darlington DL2 2LE



- 4/5 Bedroom Detached House
 - No Chain
 - EPC Grade G
- Spacious Accommodation With Lounge, Dining Kitchen, Study & Conservatory
 - Priced To Sell
 - Council Tax Band F
- Fantastic Views To Rear
 - Village Location Close To Darlington

Pull onto the expansive block paved driveway and your eyes are drawn gently upwards to this exceptional family residence.

Sympathetically and tastefully extended the home welcomes you into a large and light hallway.

Transition through the neutrally decorated ground floor taking time to admire how the owner has woven open-plan living into this traditional property. The large living room space is certainly one to make your heart beat a little faster but surely its the conservatory which adorns the rear of the property that is the 'show stopper'.

As you would expect of a property of this calibre, the kitchen/diner is well-appointed and generous. A downstairs cloakroom and all-important study to work from home, complete the ground floor.

Upstairs we find 4 bedrooms but its the main bedroom, with its balcony overlooking the south facing garden which will delight you most. With unobstructed views, how beautiful to wake up here on a summer morning.

The garden is of good size and appointed with mature planting. Summer's evenings spent with a good book and glass of wine whilst the bee's lazily visit the blooms takes very little to imagine.

Replete with its own Scandanavian style barbeque chalet, we know you're not going to want to miss the opportunity to acquire this beautiful home.

Offered to the market with No Chain.

- Entrance Hall**
UPVC double glazed windows to front, UPVC double glazed door to front, Radiator, Amtico flooring.
- Cloakroom/W.C**
6'2" x 8'11" (1.89 x 2.74)
WC, Vanity unit, Part tiled, Double glazed window to the front, Heated towel rail, Storage cupboard, Amtico flooring.
- Study/Bedroom Five**
8'8" x 12'0" (2.66 x 3.66)
Double glazed window to the front, Radiator, Amtico flooring.
- Lounge**
16'11" x 14'11" (5.18 x 4.56)
Double glazed window to the rear, Open fireplace, Radiator, Amtico flooring.

- Kitchen Dining Room**
12'7" x 24'6" (3.84 x 7.48)
Fitted kitchen with wall and base units, Double glazed window to the front, French doors to conservatory, Inset stainless steel sink, Granite work surfaces, Part tiled, Electric double oven, Induction hob, Cooker hood, Integrated dishwasher, Integrated fridge freezer, Plumbing for washing machine, Radiator, Spotlights, Kamdean flooring.
- Conservatory**
18'5" x 12'7" (5.62 x 3.86)
UPVC double glazed windows to the front and side, Amtico flooring, Radiator, French doors leading to garden.

- First Floor**
Landing with loft access.
- Bedroom One**
16'11" x 12'11" (5.18 x 3.96)
Double glazed window to the rear, Radiator, Balcony, Carpet flooring.
- Jack & Jill Shower Room**
Double glazed window to the rear, Shower cubicle, Vanity unit, Extractor fan, WC, Fully tiled, Heated towel rail, Tile flooring.
- Bedroom Two**
12'7" x 13'5" (3.84 x 4.11)
Double glazed windows to the rear, Radiator, Carpet flooring.

- Bedroom Three**
12'7" x 11'0" (3.84 x 3.37)
Double glazed window to the front, Radiator, Carpet flooring.
- En-Suite**
Fully tiled, Vanity unit, WC, Shower cubicle, Storage cupboard, Heated towel rail, Extractor fan, Tile flooring.
- Bedroom Four**
8'8" x 12'0" (2.66 x 3.66)
Double glazed window to front, Radiator, Carpet flooring.
- En-Suite Two**
Spa bath with shower head attachment, WC, Fully tiled, Heated towel rail, Vanity unit, Extractor fan, Tile flooring.

- Externally**
Front Garden

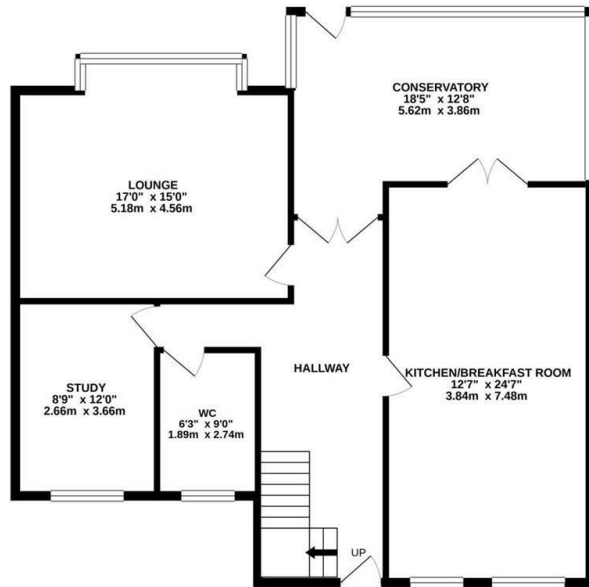
Block paving, Tress and shrubs surround, Lamp post, Rear Garden
Partly laid to lawn, Terrace area to front, Trees to rear, Shrubs to front, Seating lodge with fire pit, Block paving leading to garage at side,

- Tenure**
Freehold
- Property Details**
Local Authority: Darlington
Council Tax Band: F
Annual Price: £3,426
Conservation Area: No
Flood Risk: Very low
Floor Area: 1,959 ft 2 / 182 m 2
Plot size: 0.22 acres
Mobile coverage

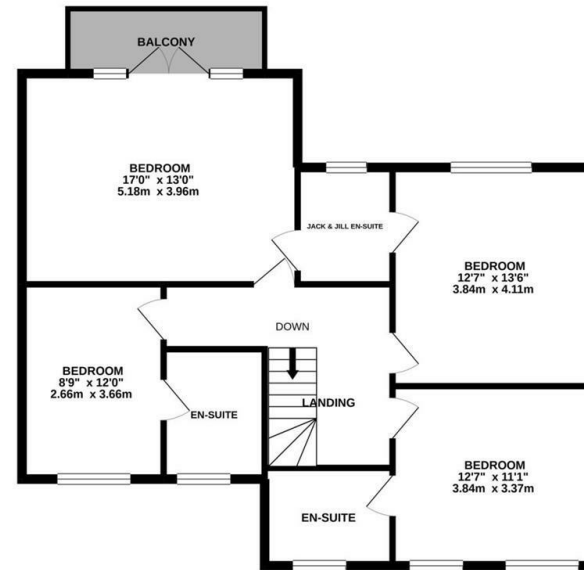
- EE
Vodafone
Three
O2
Broadband
- Basic
3 Mbps
Superfast
80 Mbps
Ultrafast
1800 Mbps
Satellite / Fibre TV Availability

- 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

GROUND FLOOR
1104 sq.ft. (102.5 sq.m.) approx.

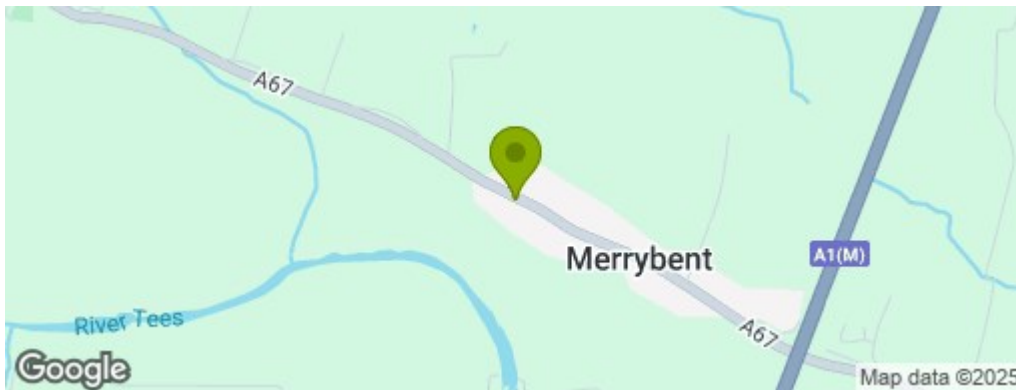


1ST FLOOR
888 sq.ft. (82.5 sq.m.) approx.



TOTAL FLOOR AREA: 1992 sq.ft. (185.0 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.
Made with Metropix ©2021



Property Information

01325 363858

45 Duke Street, Darlington, County Durham, DL3 7SD
sales@venturepropertiesuk.com