



VENTURE
PLATINUM

Invention Row | Darlington
£375,000



With No Onward Chain, Invention Row in West Park, Darlington, is a splendid detached house that offers a perfect blend of comfort and convenience. With four spacious bedrooms, this property is ideal for families seeking a welcoming home. The layout includes two inviting reception rooms, providing ample space for relaxation and entertaining guests.

The house boasts three bathrooms and a downstairs cloakroom, ensuring that morning routines run smoothly for everyone. Additionally, the property features a large, double garage which offers lots of potential, along with off-street parking for three vehicles making it easy to accommodate family and visitors alike.

Situated close to a Nature Reserve that covers 30 acres and includes tree plantations, wildflower meadows and wetlands. Whilst being ideal and perfect for dog walks, there is also artworks and poetry on every corner, a large play area and a cycle track. There is definitely something for everyone.

This home not only offers a peaceful environment but also a sense of community. Residents will appreciate the proximity to local amenities, all within walking distance, making daily errands and leisure activities easily accessible. Furthermore, excellent motorway links are nearby, providing quick and convenient access to surrounding areas.

This property is a wonderful, rare opportunity for those looking to settle in a desirable location, combining modern living with the charm of a historic neighbourhood.

Don't miss the chance to make this delightful house your new home, please contact our office to arrange a viewing.

Entrance Hallway

Door to front and stairs to first floor landing with window to side/rear. Amtico flooring, radiator and Chandelier.

Lounge 6.71m x 3.89m (22' x 12'9)

Upvc double glazed windows to front, side and side/rear, all including blinds. Two radiators and two chandeliers.

Kitchen/Dining Area/Sun Room 5.44m x 3.86m x 2.67m (17'10 x 12'8 x 8'9)

Upvc double glazed window to front with blind.

The kitchen area is fitted with modern wall, base and drawer units and complimenting composite worktops. Integrated sink with mixer tap, four ring electric hob with extractor over and eye level double oven. There are integrated appliances including fridge freezer and dishwasher. Spotlights to ceiling, Amtico flooring, two radiators and chandelier to dining area.

Open plan to Dining area/Sun Room, which has ample space for a table, chairs and lounge. Patio doors to rear.

Utility Room 2.01m x 3.81m (6'7 x 12'6)

Door to side/rear giving access to the driveway and window to rear. Fitted with base units and composite worktops, sink with mixer tap, space for a washing machine and tumble dryer. Storage cupboard. Amtico flooring, which is also into storage cupboard.

Ground Floor Cloaks

Upvc double glazed obscure window to front, back to wall low level w.c with composite shelf over, wall mounted wash hand basin, Amtico flooring and radiator.

First Floor Landing

Open and airy landing space with storage cupboard, window to side/rear and radiator.

Bedroom One 3.84m x 3.84m (12'7 x 12'7)

Upvc double glazed windows to front and side with blinds, two radiators and access to en-suite.

En-Suite Bedroom One 1.57m x 2.67m (5'2 x 8'9)

Upvc double glazed obscure window to side/rear, fitted with double walk in shower, low level w.c and wash hand basin in vanity with drawers. Composite shelf and eye level vanity unit. Part tiled walls, spotlights to ceiling and heated towel rail.

Bedroom Two 3.51m x 3.91m (11'6 x 12'10)

Upvc double glazed window to rear with blinds and radiator.

En-Suite Bedroom Two

Walk in double shower, low level w.c with eye level vanity unit over, wall mounted wash hand basin, heated towel rail and part tiled walls.



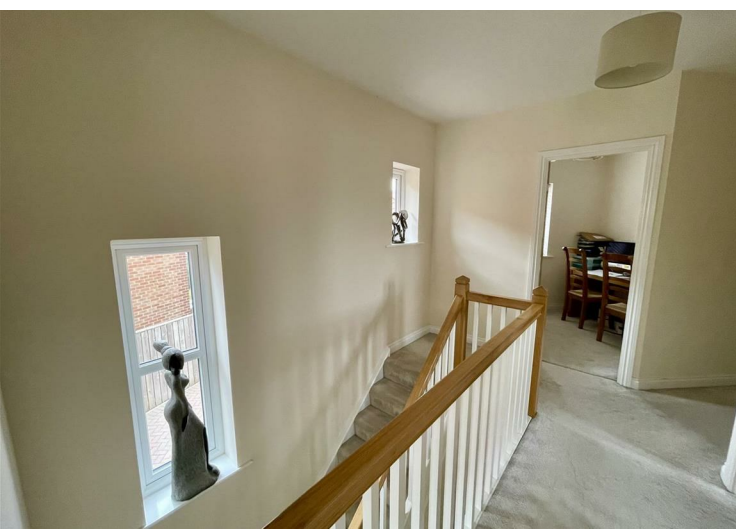
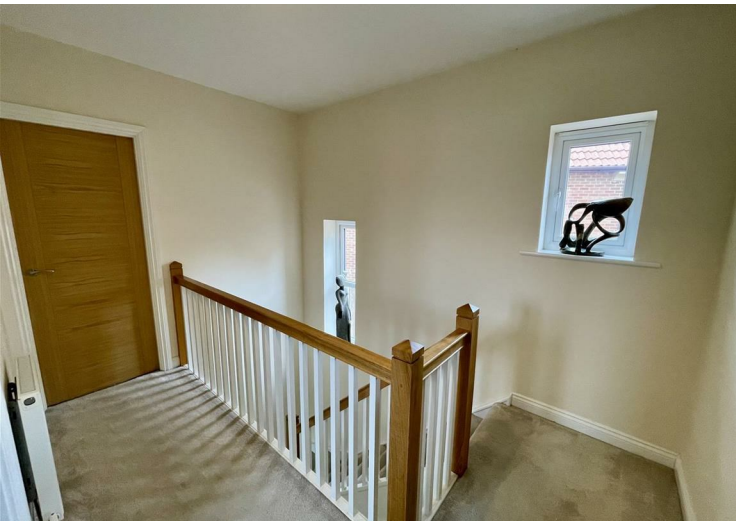


Bedroom Three 2.54m x 2.46m (8'4 x 8'1)
Upvc double glazed window to front with blind and radiator.

Bedroom Four 2.74m x 2.21m (9' x 7'3)
Upvc double glazed windows to side/rear with blind and radiator.

Bathroom 1.70m x 3.35m (5'7 x 11'00)
Upvc double glazed obscure window to front, fitted P shaped bath with shower over and screen, low level w.c, wall mounted wash hand basin in vanity with drawer. Composite shelf with eye level vanity unit. Heated towel rail and part tiled walls.





Externally

To the front is an open lawn area with established shrubs and a block paved pathway giving access to the front door.

To the side/rear of the property is a generous, double gated driveway providing off street parking for three vehicles. Access to the double garage and rear garden area.

To the rear the enclosed garden is equally laid to both lawn and patio. There are two patio areas for seating with well established plants and shrubs in the borders. There is also a side access door to the garage and a retractable washing line.

Garage

With two wood effect up and over doors, this spacious double garage with power and lighting offers plenty of potential. There is a very generous loft area which could be converted to provide office space or a games room, subject to planning permission. Alternatively, the area could be used for storage of larger items. Position for a future EV car charging port.

Tenure

Freehold



Property Details

Local Authority: Darlington
Council Tax Band: E
Annual Price: £2,899
Conservation Area No
Flood Risk Very low
Floor Area 1,399 ft 2 / 130 m 2
Plot size 0.10 acres
Mobile coverage

EE
Vodafone
Three
O2
Broadband

Basic
6 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

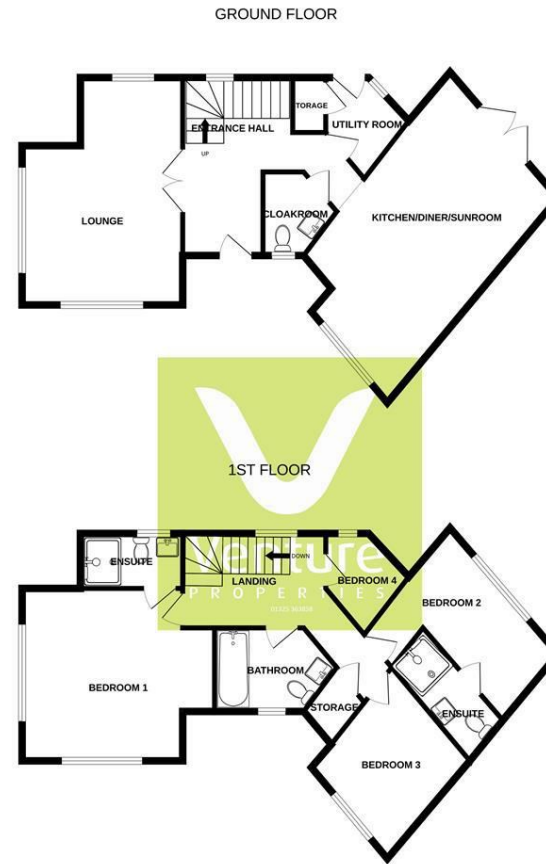








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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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