



Upsall Drive
Darlington DL3 8RB
£595,000





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.

Upsall Drive

Darlington DL3 8RB



- Spacious Three Bedroom Detached Property
 - Generous Driveway and Double Integrated Garage
 - Council Tax Band G
- Sought After West End Area of Darlington
 - Three Reception Rooms
 - Epc Rating D
- Tastefully Presented Gardens to Front and Rear
 - Garden Room
 - Downstairs Cloaks

We are delighted to bring to the market, in the sought-after west end area of Darlington, this beautifully presented, three-bedroom detached house on Upsall Drive. This property will not fail to impress. Offering a perfect blend of comfort and modern living, boasting two spacious reception rooms, providing ample space for both relaxation and entertaining guests. Each room is designed to be light and airy, creating a welcoming atmosphere throughout the home.

The modern kitchen is a standout feature, equipped with contemporary fittings that make cooking a delight. It is both functional and stylish, catering to the needs of any culinary enthusiast. The three well-proportioned, double bedrooms offer a peaceful retreat, ensuring a restful night's sleep for all family members.

One of the key highlights of this property is the generous outdoor space, which is perfect for family gatherings or simply enjoying the fresh air. Additionally, the ample parking space for multiple vehicles is a rare find, making it convenient for families.

This home is not only well-presented throughout but also situated in a desirable location, making it an ideal choice for families or professionals seeking a tranquil yet accessible living environment. With its spacious rooms and modern amenities, this property is sure to impress those looking for a comfortable and stylish home in Darlington.

Entrance Hall

Composite door to front, open, decorative arch to dining room and decorative coving to ceiling. Staircase to first floor landing with stair lift and radiator. Access to lounge and downstairs cloaks.

Lounge

20'11 x 11'11 (6.38m x 3.63m)
Upvc double glazed bay window to front, coving to ceiling, fireplace with fire and radiator. Double doors to Garden Room.

Garden Room

18'6 x 13'9 (5.64m x 4.19m)
Upvc double glazed window to rear, French doors to side and radiator. Feature pelmet, perimeter lighting and access to loft.

Dining Room

11'11 x 9'10 (3.63m x 3.00m)
Upvc double glazed bay window to front, coving to ceiling and radiator.

Kitchen/Diner

13 x 10'6 (3.96m x 3.20m)
Upvc double glazed window to rear, fitted with modern, white, wall, base and drawer units and contrasting granite work surfaces. Integrated sink with mixer tap, integrated dishwasher and Range style cooker with extractor over.

An American style fridge freezer is included in the sale. Spotlights to ceiling and part tiled walls. Fully tiled floor through to open plan to Diner Area.
Diner area has ample space for a table and chairs, vertical radiator and French doors to rear.

Downstairs Cloaks

With w.c and wash hand basin in vanity, storage cupboard with sliding doors, Heated towel rail and fully tiled walls.

First Floor Landing

Upvc double glazed window to rear, coving to ceiling and storage cupboard.

Bedroom One

18'9 x 9'11 (5.72m x 3.02m)
Two Upvc double glazed windows to front, coving to ceiling, fitted wardrobes/vanity units and radiator.

Bedroom Two

10'8 x 10 (3.25m x 3.05m)
Upvc double glazed window to front, two double fitted wardrobes and radiator.

Bedroom Three

12 x 10'7 (3.66m x 3.23m)
Upvc double glazed window to rear, decorative coving to ceiling and radiator.

Bathroom

Upvc double glazed obscure window to rear, modern bath with central mixer taps and spray. Walk in shower cubicle, w.c and bowl wash hand basin in vanity unit. Heated towel rail, part tiled walls and mosaic tiled floor.

Externally

To the front there are wrought iron, electric, remote control, double gates that lead to the spacious driveway which is block paved and can easily accommodate multiple vehicles.
There is access to an integrated double garage, which has an electric door, power and light along with a 7kw Electric car charger, fitted Sept '23.
An enclosed, spacious garden which is mainly laid to lawn with gated access to rear garden.
To the rear is an enclosed garden which presents well established plants, shrubs and trees. There is also a patio area for seating and a storage shed.

Tenure

Freehold

Property Details

Local Authority: Darlington
Council Tax Band: G
Annual Price: £3,953

Conservation Area Nb
Flood Risk Very low
Floor Area 1,571 ft 2 / 146 m 2
Plot size 0.27 acres
Mobile coverage

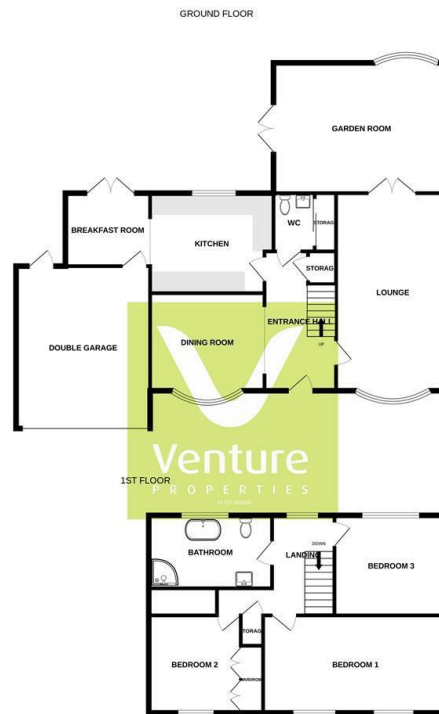
EE
Vodafone
Three
O2
Broadband

Basic
14 Mbps
Ultrafast
1800 Mbps
Satellite / Fibre TV Availability

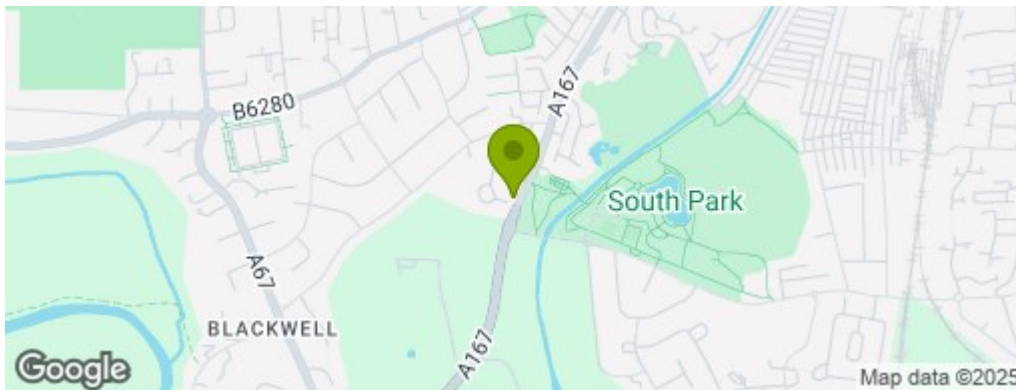
BT
Sky
Virgin

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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, buildings, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 Mapplan 12/2020



Property Information

01325 363858

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