



Marazion Drive

Darlington DL3 0ZR

Offers In The Region Of £345,000





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 firm's 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 firm's 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Marazion Drive

Darlington DL3 0ZR



- Detached Property
- Off Street Parking
- Harrowgate Farm Location

- Five Bedrooms
- Gardens Front & Rear
- EPC Rating D

- Double Garage
- Viewing Highly Recommended
- Council Tax Band E

A rare opportunity to purchase a larger than average five bedroom detached property situated within the popular Harrowgate Farm development of Darlington. The property would be ideal for a wide variety of purchasers and offers extremely spacious and comfortable living accommodation. The property is offered to the market with no onward chain and an early viewing is essential. The property briefly comprises: Entrance Hallway, Lounge, Separate Dining Room, Kitchen, Utility Room. Five good size Bedrooms spread over two floors, two with en-suite facilities, Family Bathroom. Double Garage, off street Parking for several vehicles, Gardens to the front and rear.

Viewing Highly Recommended

Entrance Hall

Upvc door to the front, staircase to the first floor, radiator.

Downstairs Cloaks

Upvc double glazed window, low level wc, corner units, radiator.

Lounge

20'6" x 11' (6.25m x 3.35m)

Upvc double glazed window to the front, two radiators, feature fire surround with gas fire.

Conservatory

Upvc double glazing, french doors to the side.

Dining Room

11'9" x 8'5" (3.58m x 2.57m)

Upvc double glazed bay window to the front and radiator.

Kitchen

15'1" x 8'1" (4.60m x 2.46m)

Two Upvc double glazed windows to the rear, fitted with a range of wall, base and drawer units, contrasting work surfaces, 5 ring gas hob, eye level double oven, sink unit, integrated fridge/freezer.

Utility Room

With integrated washer, radiator and upvc door to the side.

First Floor

Landing.

Bedroom 2

11' x 11'2" (3.35m x 3.40m)

Upvc double glazed window to the front, radiator, dressing area in cupboard.

En-Suite

Upvc double glazed window to the front, fitted with a suite comprising shower cubicle, low level wc, wash hand basin.

Bedroom 3

13'8" x 8'8" (4.17m x 2.64m)

Upvc double glazed window to the front, storage cupboard and radiator.

Bedroom 4

10' x 8'6" (3.05m x 2.59m)

Upvc double glazed window to the rear, built in wardrobes.

Bedroom 5

8'7" x 7'5" (2.62m x 2.26m)

Upvc double glazed window to the rear and radiator.

Bathroom

Upvc double glazed window to the rear, fitted with a suite comprising panelled bath, wash hand basin, low level wc and shower cubicle.

Second Floor

Bedroom 1

26'7" x 14' (8.10m x 4.27m)

Upvc double glazed windows to the front and rear, two radiators, built in wardrobes.

Dressing Area

En-Suite

Upvc double glazed window to side, fitted with a suite comprising shower cubicle, low level wc, wash hand basin and radiator.

Externally

Property Information

Local Authority

Darlington

Council Tax

Band:

E

Annual Price:

£2,761

Conservation Area

No

Flood Risk

No Risk

Floor Area

1,883 ft² / 175 m²

Plot size

0.12 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

5 Mbps

Superfast

66 Mbps

Ultrafast

9000 Mbps

Satellite / Fibre TV Availability

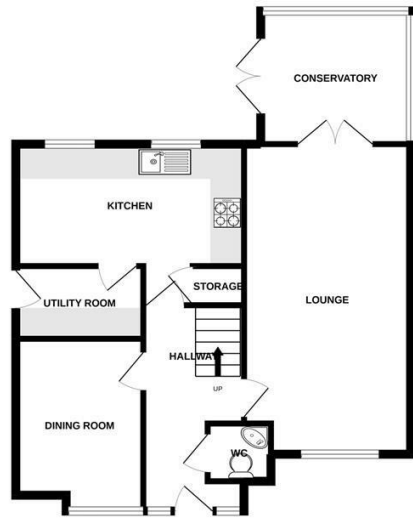
BT

Sky

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



1ST FLOOR



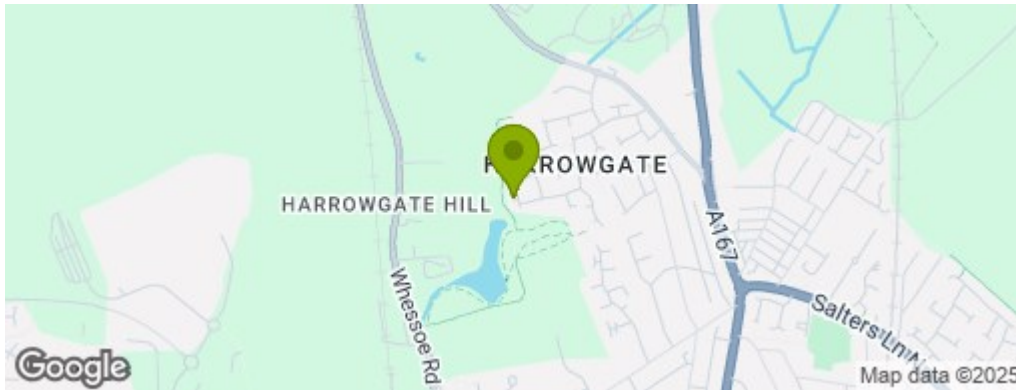
2ND FLOOR



Venture
PROPERTIES

01325 363858

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 ©2022



Property Information

01325 363858

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