



VENTURE  
PLATINUM

Nunnery Lane | Darlington  
Offers Over £495,000



Located in the highly sought-after west side of Darlington, Field House on Nunnery Lane is a beautifully presented gated detached home with a rich sense of history. The property has been extensively refurbished by the current owner to an exceptional standard while retaining the character and charm befitting a home of its name.

The house offers generous and versatile living space, including two spacious reception rooms—a formal lounge and a cosy sitting room—perfect for both relaxing and entertaining.

At the heart of the home is an impressive breakfast kitchen that flows seamlessly into the dining room, creating a warm and inviting space ideal for family life, gatherings, and dinner parties. The property also features four well-proportioned bedrooms, providing ample accommodation for growing families or those who enjoy hosting guests.

Occupying a generous plot, the home is approached through secure electric gates and benefits from extensive outdoor space, excellent parking for multiple vehicles, and a double detached garage—an increasingly rare advantage in this desirable area.

Ideally situated, the property is just moments from Cockerton Village, offering a variety of shops, cafés, and everyday amenities. This location perfectly balances peaceful surroundings with convenient access to local facilities.

Viewing is highly recommended to fully appreciate the space, quality, and unique character that **Field House** has to offer.

#### Entrance Hallway

Entrance door and stairs to the first floor.

#### Lounge 3.96 x 4.40 (12'11" x 14'5")

Situated to the front with double glazed bay window, window to side elevation and wall mounted fire.

#### Sitting Room 3.77 x 4.66 (12'4" x 15'3")

Situated to the front of the home with feature fire, double glazed bay window and open aspect leading into kitchen breakfast room.

#### Kitchen/Breakfast Room 7.21 x 3.15 (23'7" x 10'4")

Situated to the rear of the property, the kitchen features a double-glazed window overlooking the rear elevation and is fitted with a quality range of wall and base units complemented by granite work surfaces and underfloor heating. A rear door provides direct access to the outside, while the open aspect into the dining room creates a bright and sociable space ideal for everyday living and entertaining.

#### Dining Room

Situated to the rear of the property, this room features attractive double-glazed French doors opening out onto the garden, allowing plenty of natural light and providing a pleasant outlook. There is electric underfloor heating and also access into the rear lobby area.

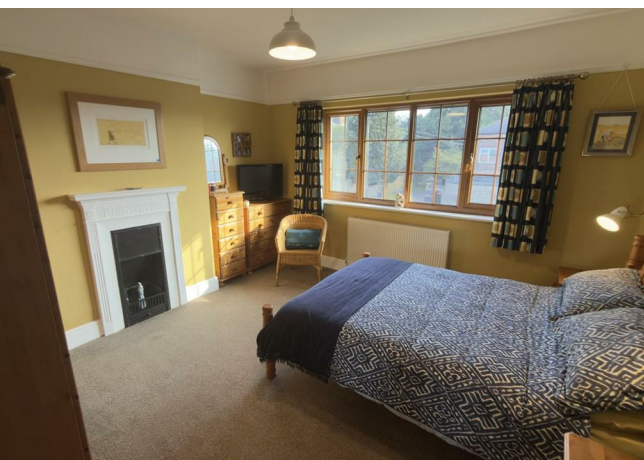
#### Rear Lobby

With rear back door and access into the shower room.

#### Shower Room 2.19 x 2.11 (7'2" x 6'11")

Refurbished to a high standard, the room features a quality suite comprising a shower, wash hand basin, and low-level WC. There are also useful fitted storage units.





### First Floor

The landing area provides access to the loft via a drop-down ladder, leading to a spacious, boarded loft room offering useful additional storage space of which could be converted to further accommodation subject to planning approval.

### Bedroom 1 3.45 x 3.63 (11'3" x 11'10")

A well-proportioned double bedroom situated to the front of the property, featuring windows to both the front and side elevations, allowing for plenty of natural light.





**Bedroom 2 3.67 x 3.93 (12'0" x 12'10")**

A good double bedroom situated to the front with window to front elevation.

**Bedroom 3 3.41 x 3.47 (11'2" x 11'4")**

Double bedroom situated to the rear with double glazed window.

**Bedroom 4 2.78 x 3.17 (9'1" x 10'4")**

Situated to the rear with double glazed window.

**Bathroom 3.25 x 2.18 (10'7" x 7'1")**

Stunningly refurbished to a high specification, the bathroom features a freestanding bath, pedestal wash hand basin, shower and low-level WC. The room is complemented by part-tiled walls and a double-glazed window to the rear elevation, providing natural light.



### Externally

Situated on a prime plot, the property enjoys landscaped and easy-to-maintain grounds extending to the front, side, and rear elevations. The gardens are well cared for and include a pleasant patio area, ideal for outdoor seating and entertaining. The home is accessed via secure electric gates, leading to a double detached garage with two electric roller up and over doors and a side utility door. Paved driveway providing ample parking for multiple vehicles. There is also a useful outside utility/workshop store.

### Tenure

Freehold

### Property Details

Local Authority Darlington

Council Tax Band: E

Annual Price: £2,899

Conservation Area No

Flood Risk Very low

Floor Area 1,797 ft<sup>2</sup> / 167 m<sup>2</sup>

Plot size 0.18 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

6 Mbps

Ultrafast

1800 Mbps

Satellite / Fibre TV Availability

BT

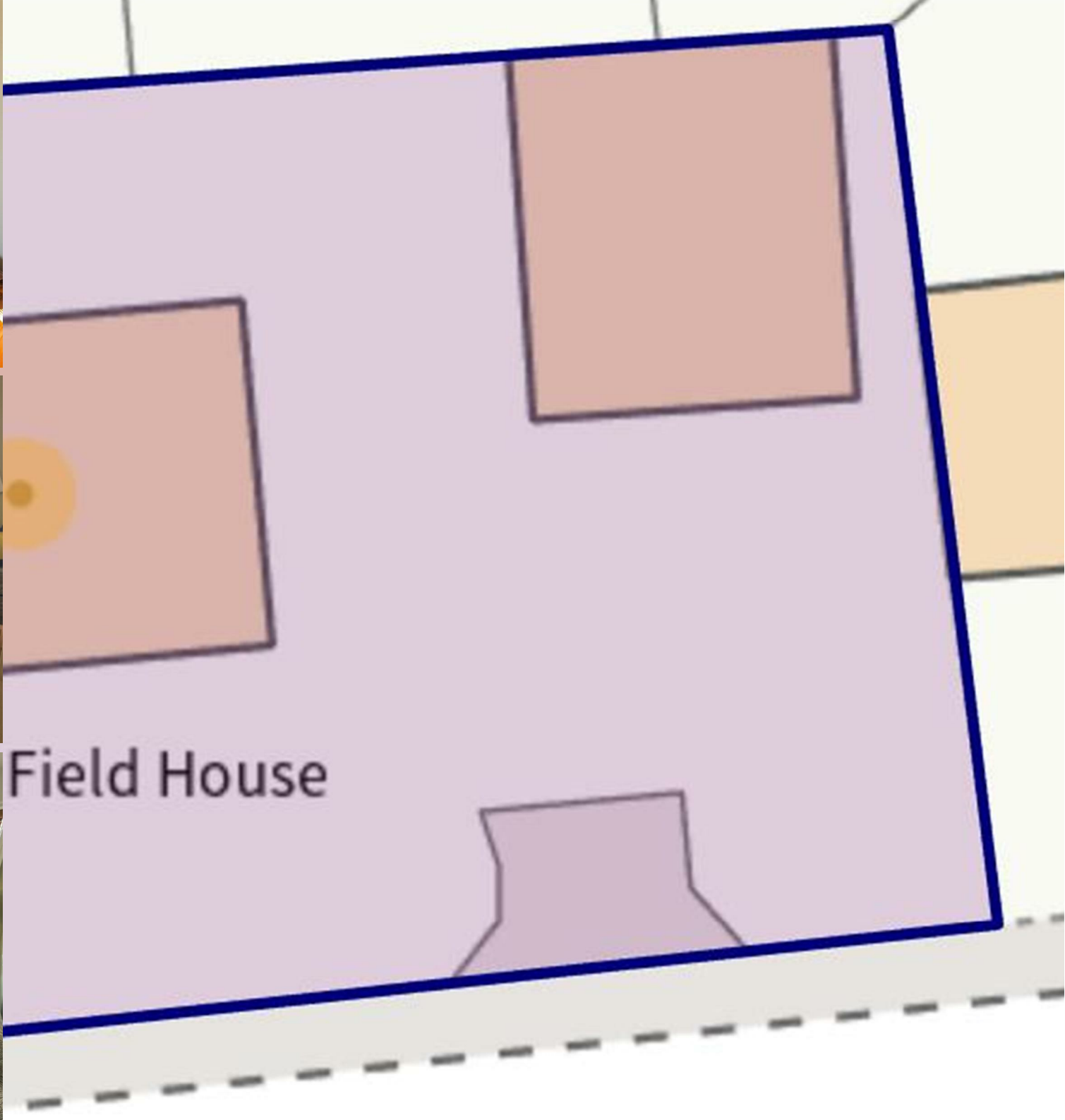
Sky

Virgin

### Note

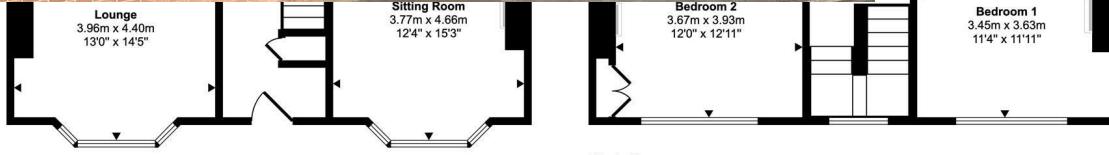
**IMPORTANT NOTE TO PURCHASERS:** We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification 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.





Field House

# Nunnery Lane | Darlington



**Ground Floor**  
Approx 74 sq m / 797 sq ft

**First Floor**  
Approx 73 sq m / 788 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.