

VENTURE

PLATINUM

Durham Road | Darlington
Offers Over £635,000



Welcome to Durham Road, this remarkable five bedroom detached house offers a unique and somewhat rare opportunity for those seeking a spacious family home that is set within an impressive one acre of private and serene grounds.

With plenty of outdoor space for both relaxation or play you will also find a stunning Annexe building that offers a further self contained, two bedroom living space for guests or perhaps a rental opportunity. At the foot of the grounds there is a paddock area for horse lovers. The off street parking available is unlimited with more than enough space to accommodate all family members.

The main house itself comprises two inviting reception rooms that create a warm and welcoming atmosphere, with bright and airy living spaces, perfect for both entertaining and enjoying quiet family evenings. A well-appointed and sleek kitchen complements the living space, making it a delightful hub for culinary pursuits. With five generous and well proportioned bedrooms, this home is sure to tick a number of boxes for many, especially being ideally located for easy access to the A1m motorway with Darlington and Newton Aycliffe Town Centres just a short drive away.

Whether you are looking to settle down in a tranquil setting or seeking a property with potential for growth, this detached house on Durham Road is a splendid choice. With No Onward Chain allowing for a smooth and efficient purchase process. Do not miss the chance to make this exceptional home your own. viewing comes highly recommended.

Reception Hallway
Large staircase to first floor.

Lounge 7.11m x 10.29m (23'4 x 33'9)
Bi-fold doors to rear and side.

Kitchen / Diner 4.14m x 9.02m (13'7 x 29'7)
Quality range of units and integrated appliances.

Inner Hallway 4.14m x 9.02m (13'7 x 29'7)
Further staircase to first floor. Access to ground floor bedroom.

Utility Room
Fitted units and space for a washing machine.

Bathroom
P shaped bath, shower over, wash hand basin in vanity and w.c.

Bedroom 5.54m x 3.45m (18'2 x 11'4)
Window to front.

First Floor Landing

Bedroom 4.70m x 3.40m (15'5 x 11'2)
Window to rear.















Bedroom 4.67m x 3.33m (15'4 x 10'11)
Window to rear.

Rear Landing

Bedroom 6.07m x 4.04m (19'11 x 13'3)
Velux window, access to dressing room









Dressing Room 3.99m x 3.51m (13'1 x 11'6)
Velux window

Annexe

Lounge 4.37m x 4.04m (14'4 x 13'3)
French doors

Kitchen 4.60m x 6.58m (15'1 x 21'7)
Quality units and central breakfast island

Bedroom 4.80m x 4.39m (15'9 x 14'5)
Window to front







Bedroom 5.59m x 2.44m (18'4 x 8'0)

Bathroom

Externally
One Acre plot. Double gates to the front, ample parking and further double gates to rear of property where you will find the annexe.

Tenure
Freehold

Property Details

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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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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