



VENTURE
PLATINUM

St. Giles Close | Darlington
Offers Over £514,500



This newly rebuilt and extended executive home offers an exceptional opportunity for discerning buyers. Originally a two-bedroom bungalow, it has been thoughtfully redesigned and redeveloped into a striking four-bedroom dormer-style detached residence, combining contemporary comfort with family-friendly practicality. Due for completion in October 2025, the property is being finished to a high specification, with scope for the purchaser to influence certain final touches.

Accommodation:

Upon entering, you are welcomed into a light and spacious hallway, setting the tone for the generous proportions throughout. The home provides: Three reception rooms – offering flexibility for formal entertaining, family relaxation, or creating a playroom/snug. Open-plan kitchen, dining, and family room – the true heart of the home, with a seamless flow to the rear garden, designed for modern living. Study/home office – ideal for remote working. Utility room – adding practicality for busy households. Upstairs, the first-floor landing leads to:

Four generously sized bedrooms, including a superb principal suite with its own en-suite shower room. Additional bathroom, stylishly fitted, serving the remaining bedrooms.

Specification & Works

The property has undergone a comprehensive programme of works, including:

Brand new roof and dormer extension. Full rewire and upgraded electrics New central heating system. Contemporary kitchen with integrated appliances Double glazing throughout.

Applicable guarantees and warranties will be provided upon completion.

Location

Positioned within Darlington's sought-after West End, the property enjoys a quiet cul-de-sac setting while being close to highly regarded schools, local amenities, and excellent transport links.

Externally

The property will benefit from landscaped gardens and off-street parking

Entrance Hall

Composite door to front, stairs to first floor landing, alarm panel and Karndean flooring.

Lounge 3.66m x 5.64m (12'00 x 18'06)

Upvc double glazed window to front and radiator.

Study 1.88m x 3.00m (6'02 x 9'10)

Upvc double glazed window to front.

Kitchen/Dining/Family Room 11.58m x 4.39m x 4.90m (38' x 14'05 x 16'01)

With window and bi-fold doors to rear, fitted with sage wall, base and drawer units, including deep pan drawers and spice rack. Quartz worktops and five ring gas hob with extractor over and combi oven/microwave with single fan oven. One and a half bowl quartz sink with mixer tap Integrated dishwasher, bin and fridge freezer. Breakfast island with storage under and power points. Lvt flooring.





Utility Room

Composite door to rear, stainless steel sink with mixer tap, sage wall, base and drawer units, space for a washing machine and tumble dryer. Spotlights to ceiling, LVT flooring and radiator.

Cloakroom/W.C

Upvc double glazed window to side, low level, w.c, wash hand basin and LVT flooring.





First Floor Landing 6.12m x 3.43m (20'01 x 11'03)

Upvc double glazed Dormer window to front.

Bedroom One 4.14m x 5.56m (13'07 x 18'03)

Upvc double glazed window to rear and radiator. Bedside lighting.

En-Suite

Upvc double glazed window to rear, walk in shower with waterfall and spray, low level w.c, wash hand basin in vanity and heated towel rail.

Bedroom Two 5.56m x 4.14m (18'03 x 13'07)

Upvc double glazed window to rear.



Shower Room

Double walk in shower with waterfall and spray. Part tiled walls.

Bedroom Three 5.59m x 3.12m (18'04 x 10'3)

Upvc double glazed window to rear

Bedroom Four 3.23m x 5.13m (10'07 x 16'10)

Upvc double glazed window to front.

Bathroom

Bath with shower and mixer. Low level w.c, wash hand basin in vanity.

Garage 4.29m x 2.77m (14'01 x 9'01)

Remote control up and over door with power and light. Boiler.

Externally

To the rear is mainly laid to lawn with hardstone patio.

Tenure

Freehold

Property Details

Local Authority: Darlington, Council Tax Band: E Annual Price: £2,899

Conservation Area No. Flood Risk Very low. Floor Area 270m²

Plot size 0.14 acres

Broadband

Basic 4 Mbps, Superfast 58 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

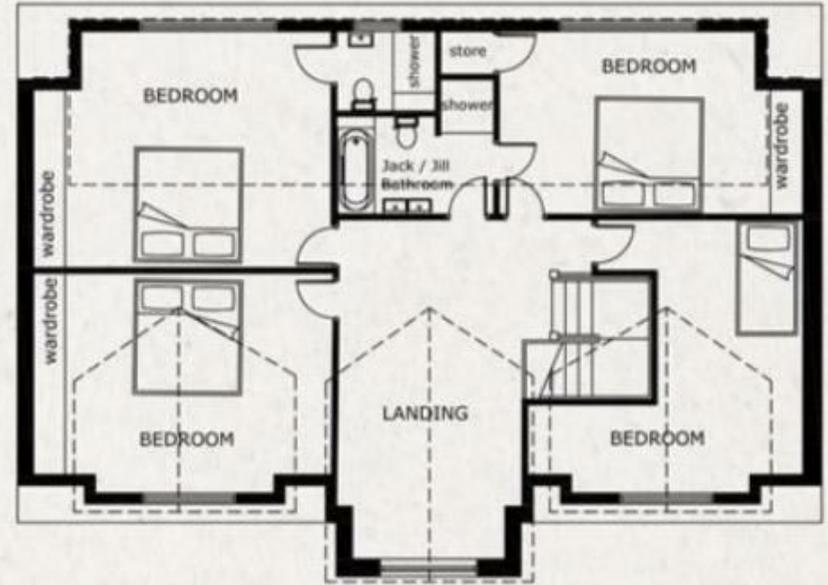




6 St. Giles Close | Darlington



PROPOSED GROUND FLOOR PLAN
SCALE 1:100



PROPOSED FIRST FLOOR PLAN
SCALE 1:100

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.