



VENTURE
PLATINUM

Coxwold Drive | Darlington
£118,500



This stunning modern link house presents an excellent opportunity for those seeking a comfortable and inviting home. With two well-proportioned reception rooms, this property offers ample space for both relaxation and entertaining. The living areas are filled with natural light, creating a warm and welcoming atmosphere.

The house features two cosy bedrooms, perfect for a small family or professionals looking for a peaceful retreat. Each bedroom provides a comfortable space to unwind after a long day, ensuring a restful night's sleep. The bathroom is conveniently located, designed to meet all your daily needs.

Coxwold Drive is situated in a friendly neighbourhood, offering a sense of community while still being close to local amenities. Residents can enjoy easy access to shops, schools, and parks, making it an ideal location for families and individuals alike.

This house is not just a property; it is a place where memories can be made. Whether you are a first-time buyer or looking to downsize, this home offers a perfect blend of comfort and convenience. Do not miss the chance to make this lovely house your new home in Darlington.

Entrance Hallway 1.60m x 1.73m (5'3 x 5'8)

With front door, space for storage and door leading into:

Kitchen/Dining Room 2.46m x 5.03m (8'1 x 16'6)

The kitchen/diner is well-equipped with wooden cabinetry and black granite-effect work surfaces that provide a practical and stylish workspace. It features integrated appliances, including an oven, and a central island with a breakfast bar illuminated by modern pendant lighting and coloured LED underlighting, creating a vibrant and social atmosphere. The tiled flooring adds to the room's easy maintenance and complements the overall contemporary design.

Living Room 3.48m x 3.02m (11'5 x 9'11)

This living room is inviting and contemporary, featuring a comfortable grey corner sofa adorned with bold, colourful cushions that brighten the space. The room benefits from ample natural light through a large window dressed with neutral curtains. A modern electric fireplace is framed by a sleek media wall with a mounted inset for TV above, enhanced by subtle ceiling lighting with blue LED accents for a stylish and cosy feel. The soft carpet and neutral wall tones make it a perfect place to relax.

Rear Lobby

With stairs to the first floor and rear back door.

Landing

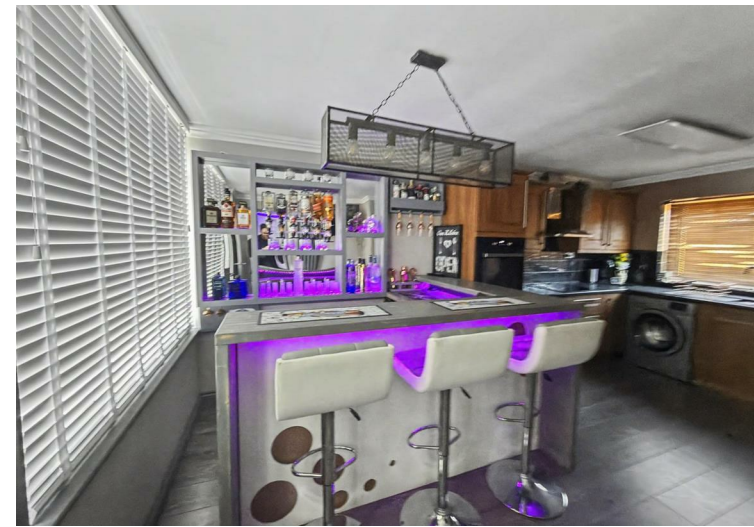
This hallway is bright and airy, featuring a light neutral palette that enhances the sense of space. It is decorated with modern wall art and has a carpeted floor, with a simple railing that opens up the area. The hallway benefits from natural light through small windows, making it a welcoming transitional space within the home.

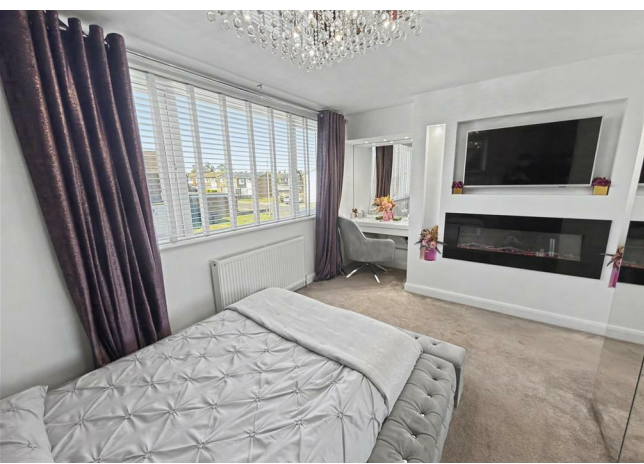
Bedroom 1 3.53m x 3.20m (11'7 x 10'6)

This bedroom offers a peaceful retreat, featuring a plush, tufted bed that is the room's focal point. A large window with vertical blinds and curtains fills the space with natural light, while a modern fireplace and space for a built-in TV adding a contemporary touch. A dedicated vanity area with a chair and illuminated mirror creates a private space for getting ready, complemented by soft carpet underfoot and neutral decor that enhances the calm atmosphere.

Bedroom 2 3.02m x 3.38m (9'11 x 11'1)

A good double bedroom situated to the front with double glazed window and fitted robe.





Bathroom 1.78m x 1.60m (5'10 x 5'3)

The bathroom is sleek and functional, fitted with a white bath with black paneling, a glass shower screen, and a vanity unit with a wash basin. The neutral tiled walls and wood-effect vinyl flooring create a clean, contemporary look. The window ensures the room is naturally lit, making the space feel fresh and inviting.

WC

A compact WC, finished in a dark blue hue, includes a white close-coupled toilet and a radiator beneath a frosted window. The room benefits from spotlights and wood-effect flooring, offering a modern, practical cloakroom space.





Outside

The exterior presents a traditional terraced house style with brickwork and a small front garden area featuring a lawn and a paved path leading to the front door. White framed windows add a crisp contrast to the warm brick, and the overall look is neat and well-maintained, offering a welcoming entrance to the property. To the rear of the home there is an easy maintained garden which has been gravelled with rear gate access and a useful storage shed. The current owner rents a garage to the rear and further enquiries can be made to seek an application for one of these garages.

Tenure
Freehold



Property Details

Local Authority: Darlington
Council Tax Band: A
Annual Price: £1,663
Conservation Area No
Flood Risk Very low
Floor Area 0 ft 2 / 0 m 2
Plot size 0.03 acres
Mobile coverage

EE
Vodafone
Three
O2
Broadband



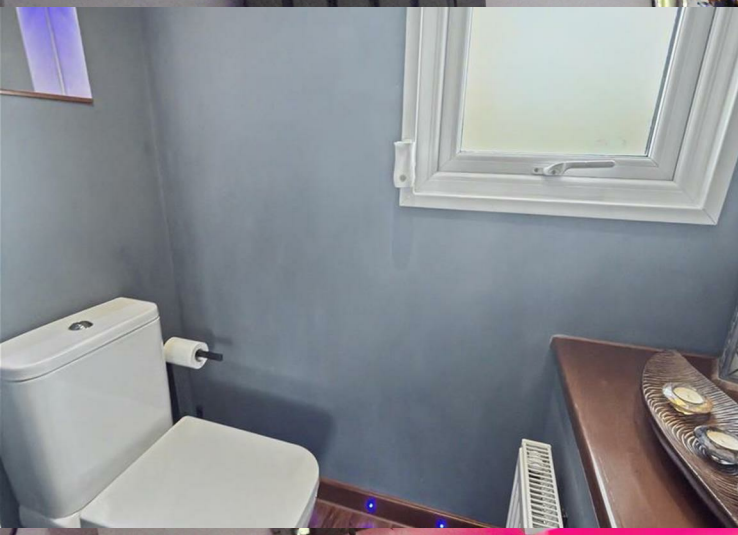
Basic
2 Mbps
Superfast
80 Mbps
Ultrafast
10000 Mbps
Satellite / Fibre TV Availability

BT
Sky
Virgin

Note

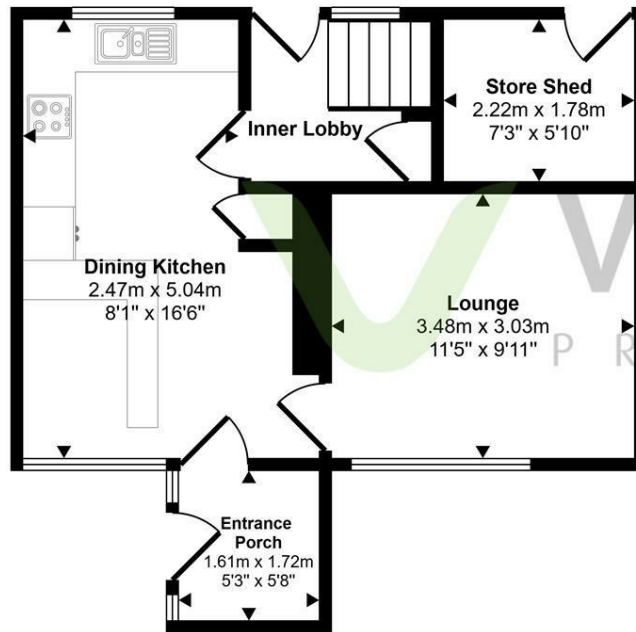
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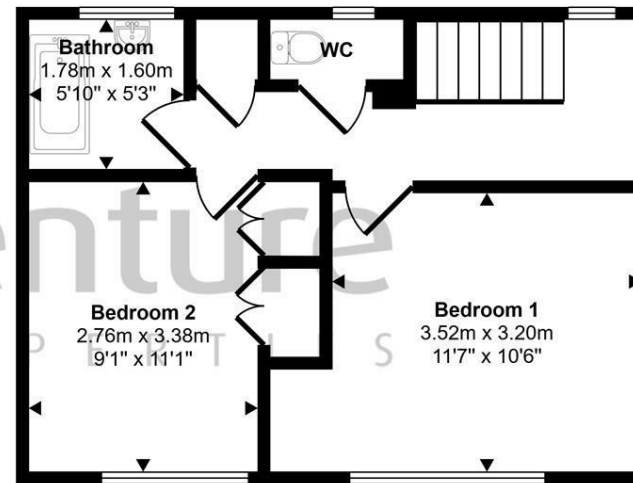


50 Coxwold Drive | Darlington

Approx Gross Internal Area
75 sq m / 811 sq ft



Ground Floor
Approx 38 sq m / 412 sq ft



First Floor
Approx 37 sq m / 399 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.

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.