



VENTURE
PLATINUM

Johns Garth | Darlington
Offers Over £295,000



Welcome to Johns Garth, Darlington, this immaculately presented detached house offers an exceptional opportunity for family living. With four generously sized bedrooms, this property provides ample space for both relaxation and privacy. The two well-appointed reception rooms create a welcoming atmosphere, perfect for entertaining guests or enjoying quiet family evenings.

The house boasts two modern bathrooms and a ground floor w.c, ensuring convenience for the entire household. One of the highlights of this property is the off-street parking, along with a garage that adds further practicality. Access is via a cul-de-sac to the rear of the property.

This home is designed with family life in mind, offering a harmonious blend of comfort and functionality. The spacious rooms allow for versatile use, whether it be for a growing family or those who simply appreciate room to breathe.

In summary, this delightful property in Johns Garth is not just a house; it is a perfect family home waiting to be cherished. With its generous living spaces and excellent amenities, it is sure to appeal to those seeking a tranquil yet convenient lifestyle in Darlington.

Entrance Hall

Composite door to front, staircase to first floor landing with storage cupboard under and vertical radiator. A welcoming, bright and airy space.

Lounge 4.11m x 3.33m (13'6 x 10'11)

Upvc double glazed bay window to front and radiator.

Kitchen / Diner 7.11m x 3.76m (23'4 x 12'4)

Upvc double glazed window to rear, fitted wall, base and drawer units with contrasting worktops. Composite sink with mixer tap, four ring gas hob with extractor over and eye level oven. Integrated fridge freezer and dishwasher, bi-fold doors to rear, spotlights to ceiling and radiator. Ample space for a dining table and chairs.

Utility Room

Door to rear with wall and base units, concealed boiler, space for a washing machine and tumble dryer and radiator.

Ground Floor Cloaks

W.c, wash hand basin and heated towel rail.

Study 2.24m x 2.18m (7'4 x 7'2)

Upvc double glazed window to front and radiator.

First Floor Landing

Access to loft and radiator.

Bedroom One 3.81m x 3.73m (12'6 x 12'3)

Upvc double glazed window to rear, two fitted wardrobes with mirrored sliding doors and radiator.

En-Suite

Upvc double glazed obscure window to side, shower cubicle, w.c, wash hand basin and radiator.





Bedroom Two 3.81m x 2.72m (12'6 x 8'11)

Upvc double glazed window to rear, built in wardrobes with mirrored sliding doors and radiator.

Bedroom Three 3.33m x 2.95m (10'11 x 9'8)

Upvc double glazed window to front and radiator.





Bedroom Four 3.71m x 2.72m (12'2 x 8'11)

Upvc double glazed window to front and radiator.

Bathroom

Upvc double glazed obscure window to side, bath with mixer tap, walk in shower cubicle, low level w.c, wash hand basin, heated towel rail and spotlights to ceiling.

Externally

To the front is mainly laid to lawn.

To the rear there is an enclosed garden with artificial lawn, patio area and gated access to side.

Via a cul-de-sac there is access to off street parking and access to the garage.



Tenure
Freehold

Property Details

Local Authority: Darlington
Council Tax Band: E
Annual Price: £2,899
Conservation Area No
Flood Risk Very low
Floor Area 1,367 ft 2 / 127 m 2
Plot size 0.07 acres
Mobile coverage
EE
Vodafone
Three
O2
Broadband
Basic
7 Mbps
Superfast
54 Mbps
Ultrafast
10000 Mbps
Satellite / Fibre TV Availability
BT
Sky

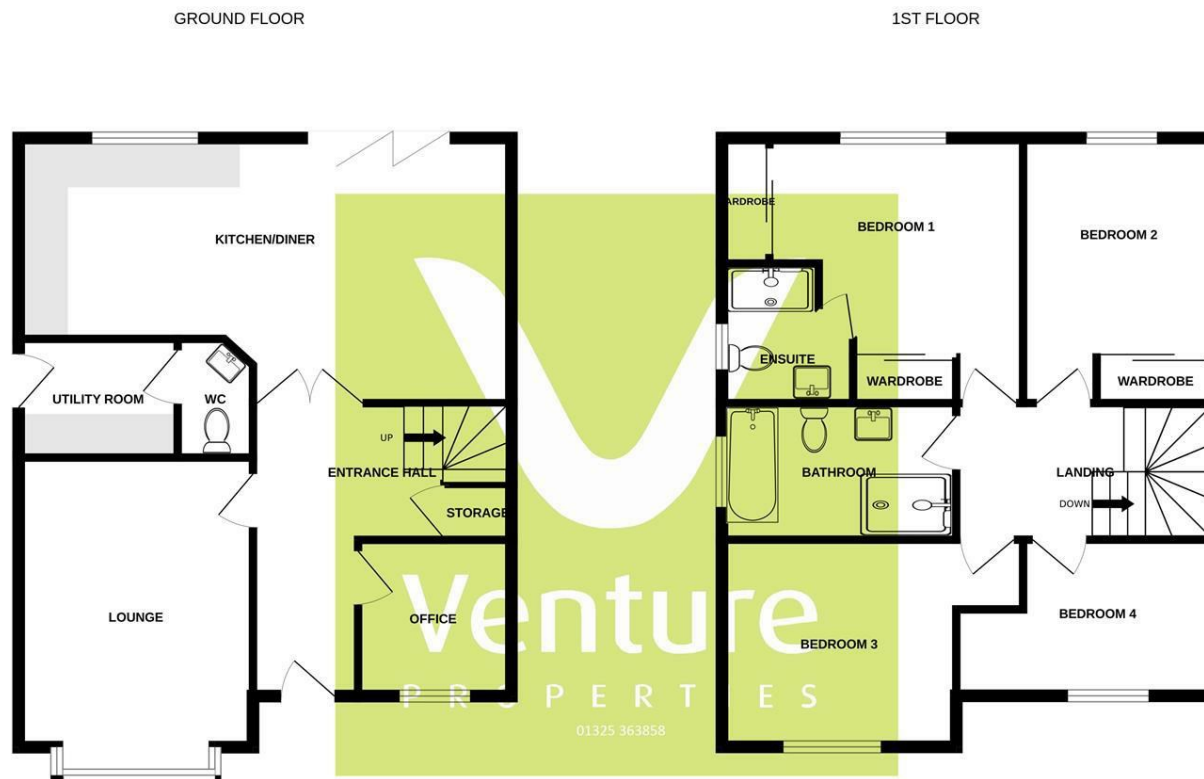
Note

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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.
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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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