



VENTURE  
PLATINUM



Thornfield Road | Darlington  
Offers In The Region Of £565,000





Welcome to this splendid four-bedroom detached house located on Thornfield Road in Darlington. This property is spacious and very well-presented, making it an ideal family home. With generous reception rooms, there is ample space for both relaxation and entertaining guests.

The four bedrooms provide comfortable living quarters, ensuring that everyone has their own personal space, with two en-suite bathrooms and a family bathroom, along with ground floor cloaks.

One of the standout features of this home is the generous off-street parking, complemented by a garage, offering secure storage for vehicles and additional belongings.

Situated close to the town centre and local schools, this property is perfectly positioned for families seeking easy access to amenities and educational facilities. There are also parks nearby, offering green spaces for dog walking or taking in the scenery.

This house is not only practical but also offers a wonderful opportunity for those looking to settle in a vibrant community. Do not miss the chance to make this delightful property your new home, viewing is highly recommended.

#### **Front Entrance Porch**

Leading into the hallway.

#### **Entrance Hallway**

Door to front and stairs to first floor landing with storage under. Radiator.

#### **Lounge 5.66m x 3.61m (18'7 x 11'10)**

Upvc double glazed windows to front and rear, coving to ceiling, feature fire place and radiator.

#### **Kitchen 3.73m x 4.95m (12'3 x 16'3 )**

Fitted with wall, base and drawer units, breakfast bar island with integrated sink and mixer tap. Gas hob with extractor over and Electric oven, integrated microwave and space for an American fridge freezer. Radiator and Karndean flooring. Open plan to both Dining and Family Rooms. Radiator and Karndean flooring.

#### **Dining Area 3.71m x 2.54m (12'2 x 8'4)**

Upvc double doors to rear, ample space for a table and chairs.

#### **Family Room 3.15m x 3.94m (10'4 x 12'11)**

Upvc double glazed full length large windows to rear and double doors to rear.

#### **Utility Room 2.82m x 1.83m'1.52m (9'3 x 6'5)**

Upvc double glazed window to side and door to study. Floor and wall units, stainless steel sink with mixer tap, space for a washing machine and tumble dryer. Door to integral Garage and vinyl flooring.

#### **Study 2.82m x 2.06m (9'3 x 6'9)**

Upvc double glazed window to front and radiator.

#### **Cloakroom**

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

#### **First Floor Landing**

Upvc double glazed window to front and storage cupboard.

#### **Bedroom One 6.15m x 3.30m (20'2 x 10'10)**

Upvc double glazed windows to front and rear, radiator and access to en-suite shower room.







#### En-Suite Shower Room One

Fitted with shower cubicle, w.c and wash hand basin in vanity unit with storage. Spotlights to ceiling.

#### Bedroom Two 5.66m x 3.61m (18'7 x 11'10)

Upvc double glazed windows to front and side, spotlights to ceiling, radiator and access to en-suite shower room.

#### En-Suite Shower Room Two

Upvc double glazed window to front, walk in shower with back to wall w.c and wash hand basin in vanity unit with storage. Spotlights to ceiling and tiled floor.







**Bedroom Three 3.71m x 3.35m (12'2 x 11'0)**  
Upvc double glazed window to rear and radiator.

**Bedroom Four 3.71m x 2.92m (12'2 x 9'7)**  
Upvc double glazed windows to side and rear, fitted cupboard and radiator.

**Bathroom**  
Upvc double glazed obscure window to side, panelled bath with spray. Wash hand basin in vanity unit with storage under. Low level w.c, heated towel rail, spotlights to ceiling and tiled floor.

**Garage 6.20m x 2.77m (20'4 x 9'1)**  
With electric door to front.





### Externally

To the front there is gated access to a large block paved driveway providing off street parking for several vehicles. Well established gardens with plants, trees and shrubs.

To the rear is a generous garden which is mainly laid to lawn with raised beds that are well stocked with plants and shrubs. There is also a patio area.

### Tenure

Freehold

### Property Details

Local Authority: Darlington

Council Tax Band: F

Annual Price: £3,426

Conservation Area No

Flood Risk Very low

Floor Area 1,851 ft 2 / 172 m 2

Plot size 0.12 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

8 Mbps

Superfast

79 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.











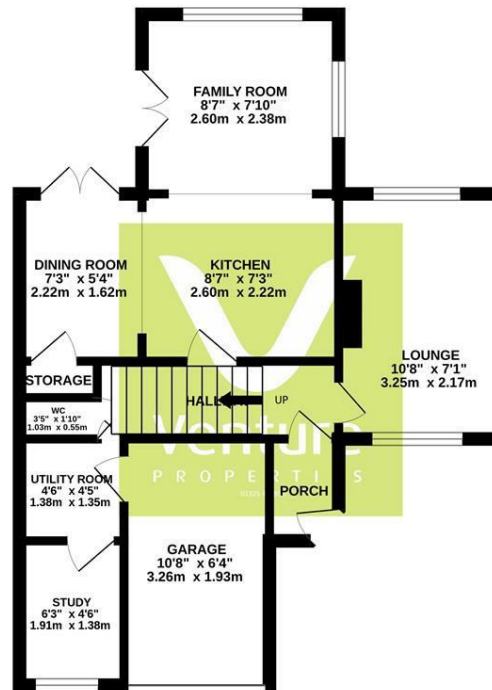






# 26 Thornfield Road | Darlington

GROUND FLOOR



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.  
Made with Metronix CDS2

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.

45 Duke Street, Darlington, County  
Durham, DL3 7SD

01325 363858  
[www.venturepropertiesuk.com](http://www.venturepropertiesuk.com)