

Rivergarth

Darlington DL1 3SE

Offers Over £275,000

Venture PROPERTIES









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Rivergarth

Darlington DL1 3SE



- Four Bedroom Detached Property
- Conservatory
- Four Well Sized Bedrooms
- Whinfield Area of Darlington
- External Garage/Office Space
- Council Tax Band D
- High Specification Kitchen
- External Garden Room/Bar
- EPC Rating D

Welcome to Rivergarth in the Whinfield area of Darlington, this splendid detached house offers a perfect blend of comfort and modern living. With four generously sized bedrooms, this property is ideal for families seeking space and tranquillity. The well-presented interior boasts three inviting reception rooms, providing ample space for relaxation and entertaining guests.

At the heart of the home lies a high specification kitchen, designed to meet the needs of any culinary enthusiast. This stylish kitchen seamlessly opens into a delightful conservatory, creating an open aspect that floods the area with natural light and offers a lovely view of the garden.

With an external office space located in the garage and adjacent garden room which is currently being utilised as a home bar, presents an excellent added feature for those who work from home or require a quiet area for study. The outdoor garden is equally impressive, offering a well-maintained area that invites you to enjoy the fresh air and the beauty of nature. To the front there is off street parking on a block paved driveway.

This property in Rivergarth is not just a house; it is a home that promises comfort, style, and a wonderful lifestyle. With its thoughtful design and high-quality finishes, it is sure to appeal to discerning buyers looking for a place to create lasting memories.
Do not miss the opportunity to make this exceptional property your own.

Entrance Hall
Composite door to front and radiator.

Lounge
10'9 x 10'5 (3.28m x 3.18m)
Upvc double glazed window to side, storage cupboard, laminate flooring and radiator.

Dining Room
13'7 x 8'7 (4.14m x 2.62m)
Upvc double glazed window to side, space for a table and chairs, laminate flooring and radiator.

Ground Floor Cloaks
Upvc double glazed obscure window to front, low level w.c, wash hand basin and heated towel rail.

Kitchen/Diner
15'8 x 11'7 (4.78m x 3.53m)
With high gloss, wall, base and drawer units complimented by granite worktops. Breakfast island with integrated steel sink with mixer tap and spray. Integrated electric hob with extractor over, eye level double oven and integrated American style fridge freezer, along with washing machine and tumble dryer. Under counter LED neon lighting, laminate floor, radiator and open access to Conservatory area with additional door to side leading to rear garden.

Conservatory
12'3 x 11'6 (3.73m x 3.51m)
Half wall, half Upvc with French doors to side leading to the rear garden and apex solid roof.
Laminate flooring.

First Floor Landing

Bedroom One
11'10 x 10'11 (3.61m x 3.33m)
Upvc double glazed window to side, fitted wardrobes with overhead storage and radiator.

Bedroom Two
10'9 x 10'6 (3.28m x 3.20m)
Upvc double glazed window to side and radiator.

Bedroom Three
10'6 x 8'9 (3.20m x 2.67m)
Upvc double glazed window to side and radiator.

Bedroom Four
8'9 x 8'7 (2.67m x 2.62m)
Upvc double glazed window to side and radiator.

Shower Room
Upvc double glazed obscure window to front, walk in shower cubicle, low level w.c, wash hand basin in vanity and heated towel rail.

Externally
To the front there is a driveway providing off street parking and gated access to the rear.
To the rear you will find an enclosed split level, south facing garden mainly laid to lawn with well stocked borders and patio area. Access to the garage and garden room/bar.

Garage/Garden Room
The garden room is currently utilised as a bar with access to the garage which also serves as an office space.

Tenure
Freehold

Property Details
Local Authority
Darlington
Council Tax
Band:
D
Annual Price:
£2,494
Conservation Area
No
Flood Risk
Very low
Floor Area
1,280 ft 2 / 119 m 2
Plot size
0.07 acres
Mobile coverage

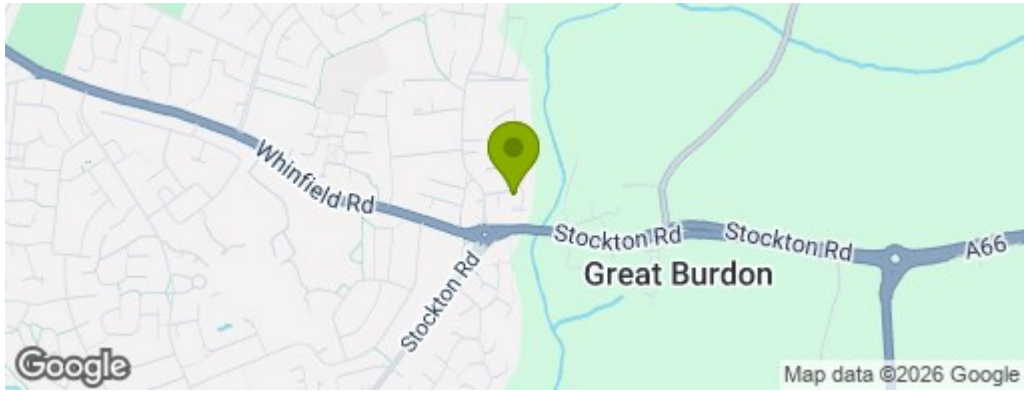
EE
Vodafone
Three
O2
Broadband

Basic
5 Mbps
Superfast
80 Mbps
Ultrafast
1800 Mbps
Satellite / Fibre TV Availability

BT
Sky
Virgin

Note
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Property Information

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