



VENTURE
PLATINUM

Dale Road | Darlington
Offers Over £325,000



This deceptively spacious three/four-bedroom detached bungalow is situated in the highly sought-after village of Sadberge and has been extensively improved by the current owner to create a stylish and versatile family home.

Offering flexible and well-proportioned living accommodation, the property boasts a generous lounge, a spacious dining room, and a thoughtfully designed layout that is ideal for both family living and entertaining. Beautifully presented throughout, one of the standout features is the impressive principal bedroom suite, complete with a walk-in dressing room and a luxurious en-suite bathroom, providing a private retreat.

Externally, the property benefits from attractive front and rear gardens, together with off-street parking for two vehicles.

Early viewing is strongly recommended to fully appreciate the generous accommodation, quality of finish, and flexibility this exceptional home has to offer.

Front Exterior

The front exterior of the property features a driveway with parking space for vehicles and a neat lawn bordered by low brick walls. The house itself is a single-storey bungalow with a classic design and large front windows.

Hallway

Entrance

Lounge 5.66m x 3.30m (18'7" x 10'10")

The lounge is a spacious, welcoming area featuring a large window that fills the room with natural light. It provides ample space for seating and relaxation, making it an ideal spot for unwinding or entertaining guests.

Dining Room 5.70m x 4.35m (18'8" x 14'3")

The dining room is generously sized, with plenty of space for a dining table and chairs. It benefits from natural light via a window and has a layout that connects well with both the lounge and kitchen, facilitating easy movement and a sociable atmosphere.

Kitchen 2.76m x 4.21m (9'1" x 13'10")

The kitchen is well-appointed and enjoys natural light from skylights, creating a bright and pleasant cooking environment. It features a good amount of countertop space and cabinetry for storage, along with modern appliances and an island for additional workspace and social interaction.

Utility 2.64m x 1.98m (8'8" x 6'6")

This practical utility room is fitted with essential appliances, including a washing machine and dryer. It has direct access to the outside, making it convenient for household chores and providing additional storage space.

Bedroom 1 3.10m x 4.02m (10'2" x 13'2")

Bedroom 1 is a comfortable and bright room, featuring two windows that offer views overlooking the garden. It connects to a dressing room, which provides ample built-in storage with wardrobes on both sides, enhancing organisation and ease of use. The en-suite bathroom offers privacy and convenience with both a bathtub and a shower cubicle.

En-Suite 1.83m x 2.77m (6'0" x 9'1")

With a modern suite comprising panelled bath, pedestal wash hand basin and low level wc, walk in shower.

Dressing Room 2.44m x 2.77m (8'0" x 9'1")

With fitted robes.





Bedroom 2 3.07m x 3.01m (10'1" x 9'11")

Bedroom 2 is a well-proportioned room with a window that brings in natural light. It offers sufficient space for a double bed and bedroom furniture, creating a restful personal space.

Bedroom 3 2.22m x 3.02m (7'3" x 9'11")

Bedroom 3 is a smaller bedroom with a window providing garden views. It is suitable for use as a single bedroom, guest room, or flexible space for other needs.





Study/Bedroom 4 2.42m x 4.98m (7'11" x 16'4")

This versatile room serves as Bedroom 4 or a study. It is long and bright, benefiting from two large windows that illuminate the space. Its size and layout provide flexibility for use as a home office, study, or additional bedroom.

Bathroom 1.92m x 2.11m (6'4" x 6'11")

The family bathroom is fully tiled and features a bath with a shower over, a toilet, and a basin. A window allows natural light to enter, creating a bright and fresh atmosphere.

Rear Garden

The rear garden offers a private and enclosed outdoor space laid partly to lawn with a paved patio area. It is ideal for outdoor seating and enjoying the garden, with mature shrubbery and fencing providing privacy.



Side Pathway

A paved side pathway runs between the house and the boundary wall, offering practical access to the rear garden and utility area, with a space suited for outdoor storage or planting.

Property Information

Local Authority

Darlington

Council Tax

Band:

D

Annual Price:

£2,494

Conservation Area

No

Flood Risk

Very low

Floor Area

0 ft 2 / 0 m 2

Plot size

0.11 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

4 Mbps

Ultrafast

1000 Mbps

Satellite / Fibre TV Availability

BT

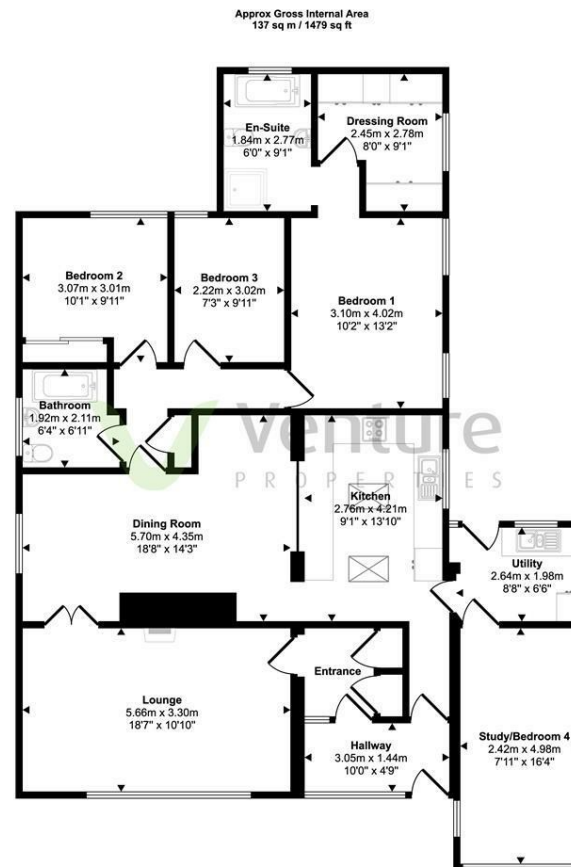
Sky

Virgin





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Floorplan

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.

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