



VENTURE
PLATINUM

Collingsway | Darlington
Offers Over £285,000



Welcome to this stunning modern townhouse located in the desirable Westpark area of Darlington. This beautifully updated and improved terraced house offers a perfect blend of contemporary living and family-friendly features, making it an ideal versatile home for those seeking comfort and convenience.

As you enter, you will find a spacious reception room that sets the tone for the rest of the property. The open-plan kitchen/dining, and garden room create a welcoming space for family gatherings and entertaining guests. The kitchen is well-equipped, providing ample room for culinary creativity, while the garden room steps onto the rear patio.

This property boasts four generously sized bedrooms, ensuring that there is plenty of room for family members or guests. With three modern bathrooms, morning routines will be a breeze, providing convenience for everyone in the household.

Outside, the property features well-maintained gardens, perfect for enjoying the fresh air or hosting summer barbecues. Parking is made easy with space for three vehicles, including a carport and a garage, ensuring that you will never have to worry about finding a spot.

Situated close to a variety of amenities, this home is ideally located for families and professionals alike. With its modern updates and versatile layout, this property truly stands out in the market. Viewing is essential to fully appreciate all that this exceptional home has to offer. Don't miss the opportunity to make this your new family haven in Darlington.

Entrance Hall

Door to front, staircase to first floor landing with storage under, Karndean flooring and radiator.

Ground Floor Cloaks

Low level w.c, wash hand basin, radiator and part tiled walls. Karndean flooring.

Lounge 4.85m x 3.58m (15'11 x 11'9)

Upvc double glazed window to front, Karndean flooring and radiator.

Kitchen/Dining Room 3.35m x 5.18m (11'0 x 17'0)

Upvc double glazed window to rear, Cashmere wall, base and drawer units and contrasting Granite worktops. Inset stainless steel sink with mixer tap, four ring Neff hob in island with extractor over and storage under, including deep pan drawer. Integrated eye level Neff oven and microwave. Integrated American style fridge freezer, dishwasher and washing machine/tumble drier. Feature heated towel rail and Karndean flooring. Open aspect to Garden room.

Garden Room 3.12m x 2.21m (10'3 x 7'3)

Upvc double glazed with French doors to rear and window to side, Karndean flooring and radiator.

First Floor Landing

With storage cupboard.

Bedroom Three 5.00m x 5.18m (16'5 x 17'0)

Two Upvc double glazed windows to front and rear, laminate flooring and radiator.

Bedroom Two 3.56m x 3.20m (11'8 x 10'6)

Upvc double glazed window to rear, laminate flooring and radiator.

Dressing Room 2.29m x 1.55m (7'6 x 5'1)

Fitted wardrobes with mirrored sliding doors and rad radiator.





En-Suite Shower Room

Walk in shower cubicle, low level w.c, wash hand basin, part tiled walls, Amtico flooring and radiator.

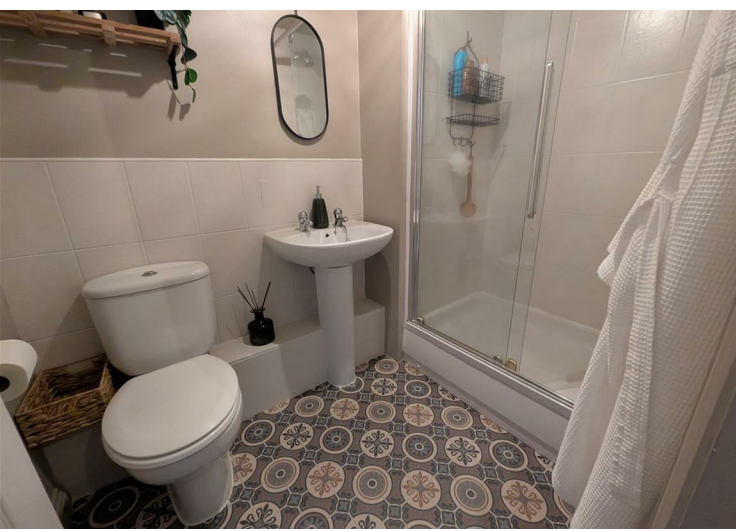
Bedroom Four 3.86m x 3.66m (12'8 x 12'0)

Upvc double glazed window to front, laminate flooring and radiator.

Family Shower Room

Upvc double glazed obscure window to front, double walk in shower, low level, floating, back to wall w.c, wall mounted wash hand basin, heated towel rail and Amtico flooring.





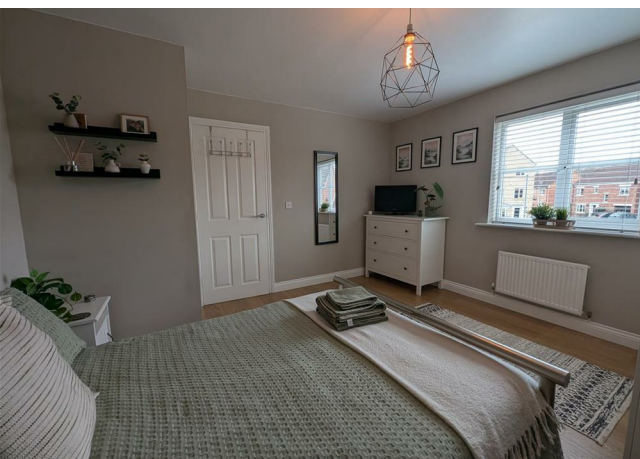
Second Floor

Bedroom One 5.66m x 3.73m (18'7 x 12'3)

Velux window to front and Dormer window to rear, double fitted wardrobes and two radiators.

En-Suite Shower Room

Upvc double glazed obscure window, walk in shower cubicle with waterfall and spray, low level, back to wall w.c, wash hand basin in vanity and storage into alcove. Heated towel rail, tiled floor and spotlights to ceiling.



Externally

To the front of the property is an enclosed garden, block paved footpath, off road parking with twin paved driveway and covered carport, giving access to a larger than average garage with roller door, power and light. Integral rear door and useful work area to the side.

To the rear is an enclosed landscaped garden with black slate patio and sun terrace. There is a pond enclosed with mature shrubs, well stocked flowering borders, Astroturf, exterior lighting and a water tap.

Tenure

Freehold

Property Details

Local Authority: Darlington

Council Tax Band: D

Annual Price: £2,372

Conservation Area No

Flood Risk Very low

Floor Area 0 ft 2 / 0 m 2

Plot size 0.05 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

6 Mbps

Superfast

80 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

BT

Sky

Virgin

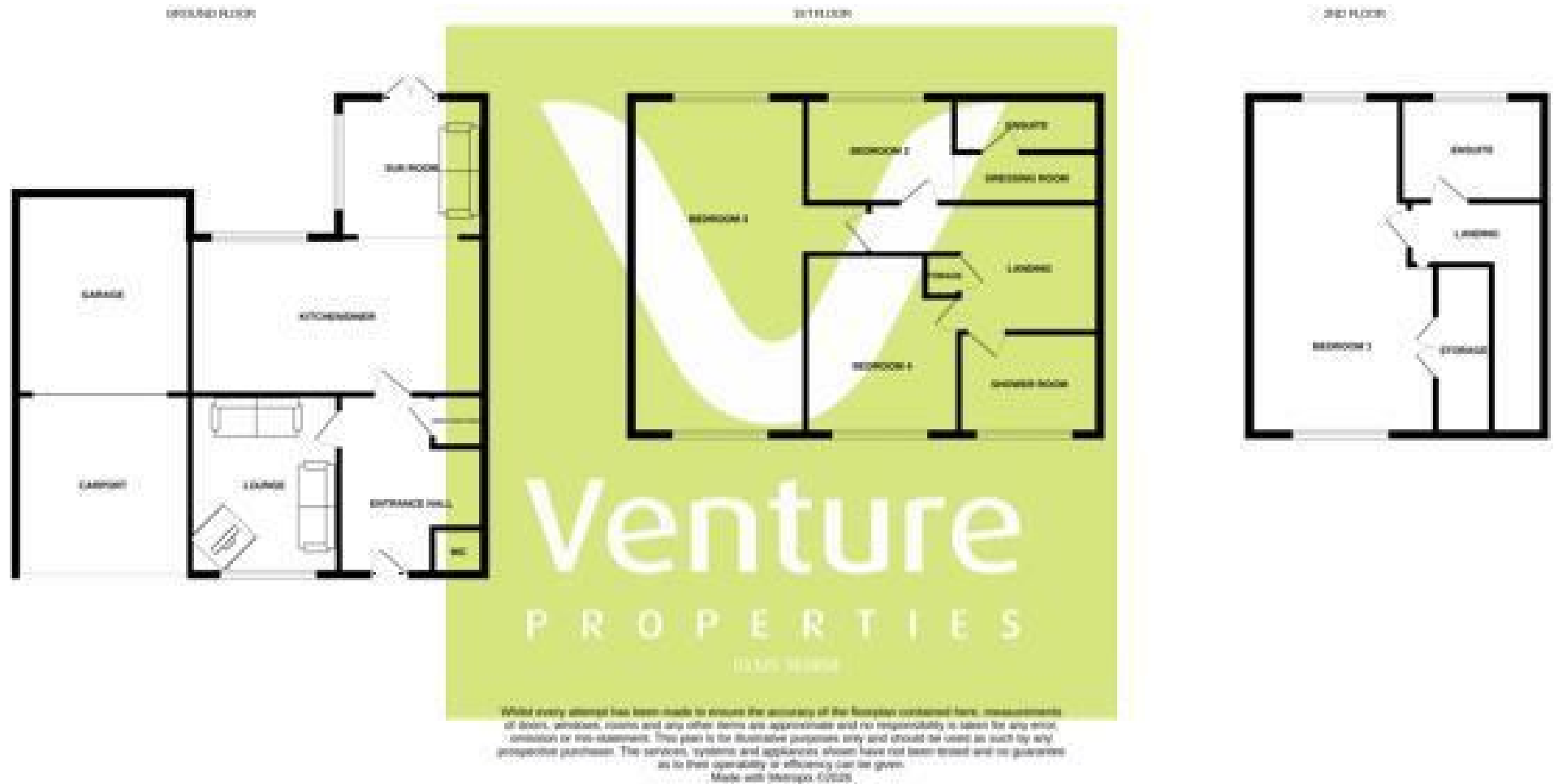
Note

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





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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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