



VENTURE
PLATINUM

Stanhope Road South | Darlington
£375,000



In the heart of Darlington's most desirable, prestigious and sought after West End location, Stanhope Road South is a beautiful period residence that perfectly balances character, scale and modern convenience. With five bedrooms, elegant reception spaces and private gardens, this is a home that speaks to families who require both lifestyle and location. From the moment you step inside, the sense of history is palpable. The entrance porch sets the tone, with its period style tiles leading to a grand hallway with reclaimed solid hard wood floors and access to the principal reception rooms. The living room, with its wooden sash windows and feature fireplace, makes for a refined yet welcoming retreat, while the dining room, with French doors to the garden, offers the perfect setting for family gatherings and entertaining. The kitchen is a contemporary take on classic design, with granite work surfaces, a range cooker and integrated appliances. A breakfast bar finished in quartz provides a relaxed everyday dining spot, while bespoke details, such as a built-in dog bed, show the thought given to modern family living. Beyond, a rear porch with cloakroom leads directly out to the garden. Upstairs, the first floor hosts three generous bedrooms and a beautifully finished family bathroom, complete with freestanding bath tub and an adjoining laundry room. A further two bedrooms are located on the top floor, creating flexibility for growing families, guest rooms or home offices. The lower ground floor offers a useful basement with power and storage. Externally, the property has kerb appeal in abundance, with a generous front garden and mature woodland plants. To the rear, the low maintenance garden is arranged over two levels with decking and artificial lawn, offering space for entertaining and family play. Just a short walk to the town centre, local parks and schools, along with excellent commuter links at hand, make Stanhope Road South a property not to be missed.

Entrance Porch

Door to front with single window and tiled flooring. Built in storage.

Entrance Hall

Original stained glass door, a grand hallway with staircases to both upper and lower floors, deep coving to ceiling and reclaimed solid wood flooring with deep skirtings. Radiator.

Lounge 4.98m x 4.80m (16'4 x 15'9)

Double glazed sash, bay window to front, deep coving to ceiling, fireplace with mantle and multi fuel fire on a raw brick feature chimney wall, original wood flooring and radiators.

Dining Room 4.83m x 4.42m (15'10 x 14'6)

Double glazed French doors to rear, deep coving to ceiling, fireplace with mantle and multi fuel fire. Storage into alcoves, decorative panelling and original wood flooring. Radiator.

Kitchen 5.87m x 3.02m (19'3 x 9'11)

Double glazed windows and door to rear, fitted white wall, base and drawer units with contrasting black granite worktops, including breakfast bar with storage under. Integrated double sink with mixer tap, integrated electric Rangemaster cooker with fixed extractor over and splashback. Integrated fridge freezer, built in feature dog bed, boiler and tiled floor.

Rear Porch

Access to cloakroom and rear garden, tiled floor.

Ground Floor Cloakroom

Upvc double glazed obscure window to side, low level w.c, ceramic sink unit in vanity with storage under and tiled floor.

First Floor Landing

Staircase to second floor and radiator.

Bedroom Three 4.80m x 4.14m (15'9 x 13'7)

Double glazed sash window to front, decorative fireplace, fitted storage and radiator.

Bedroom Two 4.83m x 4.50m (15'10 x 14'9)

Double glazed window to rear, deep coving to ceiling, original fireplace with mantle and inset fire, radiator.

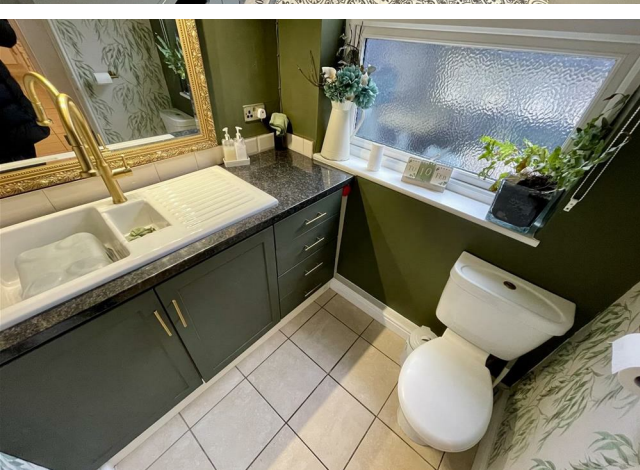
Bedroom Four 3.51m x 2.39m (11'6 x 7'10)

Double glazed sash window to front, decorative panelling and radiator.

Family Bathroom

Double glazed Opaque window to side, a split level aspect, freestanding roll top bath with claw feet with central taps. Shower cubicle with waterfall head and spray, wash hand basin in vanity unit. Tiled walls, original decorative panelling and wood flooring. Period style heated towel rail and access to laundry room.





Separate W.C

Double glazed obscure window to side, low level w.c and wash hand basin with part panelled walls and wood floor.

Laundry Room 2.44m x 1.91m (8'0 x 6'3)

Double glazed opaque window to side, bespoke fitted laundry bins and wall units, raised plumbing for washing machine and tumble dryer, motion activated insect spotlights to ceiling with vinyl flooring.

Second Floor Landing

Double glazed opaque window to rear.





Bedroom One 6.53m x 5.54m (21'5 x 18'2)

Double glazed window to rear and Velux roof light windows to front with integrated blinds. A spacious and airy room with storage into eaves and radiator.

Bedroom Five 3.30m x 2.13m (10'10 x 7')

Velux roof light window to front.

Lower Ground Floor/Basement 5.13m x 4.57m (16'10 x 15'0)

With built in storage cupboards and shelving, consumer unit, power and lighting with concrete floor.

Externally

To the front there is an enclosed garden with gated access. A variety of Woodland themed plants and a bicycle shed with a Sedum living roof.

To the rear is a split level enclosed garden with artificial grass and a decking area. With power and lighting available along with an outdoor tap. Electric roller garage door to rear lane.



Tenure
Freehold

Property Details

Local Authority
Darlington
Council Tax
Band:
D
Annual Price:
£2,372
Conservation Area
West End
Flood Risk
Very low
Floor Area
2,368 ft 2 / 220 m 2
Plot size
0.05 acres
Mobile coverage

EE
Vodafone
Three
O2
Broadband

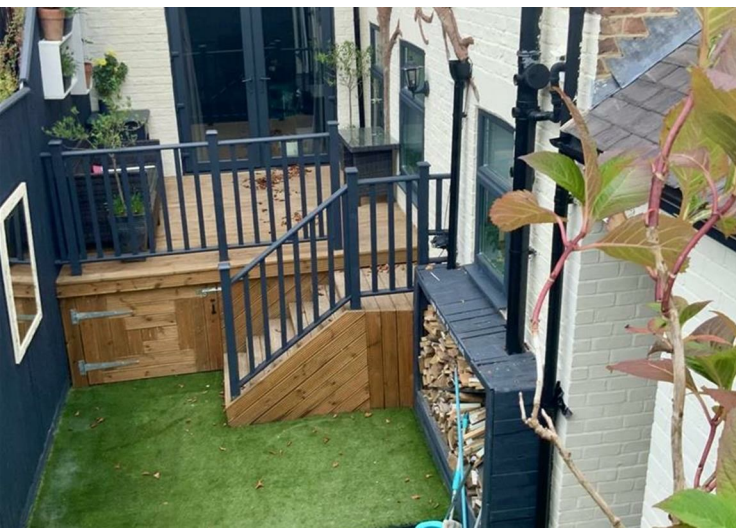
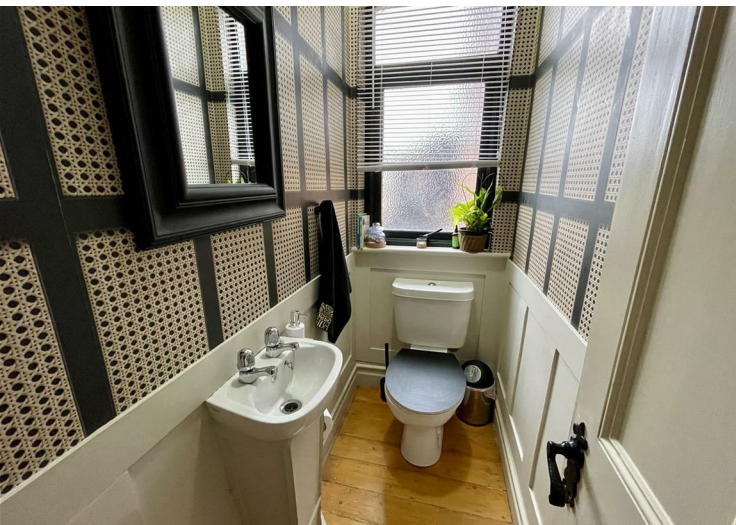
Basic
17 Mbps
Superfast
80 Mbps
Ultrafast
1000 Mbps
Satellite / Fibre TV Availability

BT
Sky
Virgin

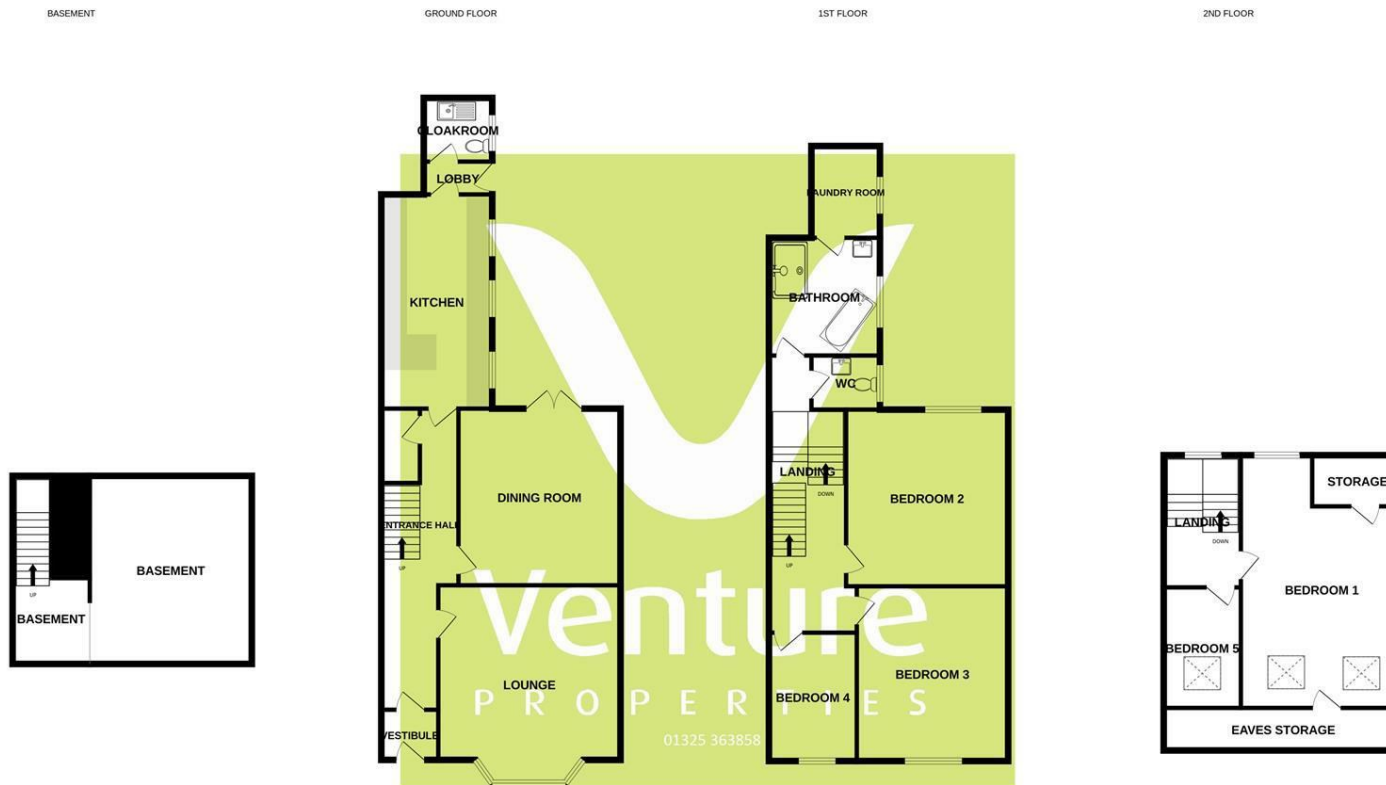
Note

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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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.