



VENTURE  
PLATINUM

Coniscliffe Road | Darlington  
No Onward Chain £475,000



Situated in Darlington's prestigious West End, this exceptional detached home offers four generous double bedrooms, three bathrooms, two reception rooms, and a stunning open-plan kitchen/dining area with a walk-in pantry. Modern features include mood lighting and electronic blinds throughout.

Immaculately presented, the home blends contemporary design with traditional character and has been thoughtfully upgraded by the current owners. The principal bedroom features a stylish en-suite, while bedrooms two and three share a Jack & Jill shower room. The family bathroom boasts a freestanding roll-top bath and separate walk-in shower.

The open-plan kitchen, dining, and seating area forms the heart of the home, with bi-fold doors opening onto a large patio terrace, BBQ area, and private landscaped rear garden. The kitchen includes quality cabinetry, solid wood worktops, integrated appliances, and a practical pantry/utility area.

A versatile bespoke outbuilding provides space for a home office, gym, or games room, while additional features include an integral garage, timber storage shed, and a block-paved driveway with ample off-street parking.

Coniscliffe Road is ideally located for highly regarded schools, local amenities at nearby Mowden parade, Darlington town centre, and excellent transport links via the A1(M) and A66.

Internally, the reception hallway sets the tone with stylish décor and modern flooring, while the lounge and garden room/dining area offer bright, inviting spaces perfect for relaxing or entertaining.

Overall, this outstanding home combines style, space, and practicality and must be viewed to be fully appreciated.

No Chain.

### Reception Hallway

Entering through the stylish front door, the reception hallway immediately creates a strong first impression. An exposed brick feature wall sets the tone for the high-quality décor found throughout the home, while the sense of space is instantly apparent. A staircase leads to the first floor, and there is a useful under stairs storage cupboard. The space is finished with durable LVT flooring and enhanced by recessed LED floor lighting, highlighting the warm tones of the brickwork. The hallway provides access to the lounge and continues through to the rear open-plan kitchen/dining area.

### Lounge 5.36m x 4.11m (17'07 x 13'06)

A spacious and elegant formal reception room featuring a walk-in UPVC bay window to the front with fitted blinds. The room is tastefully decorated and benefits from practical, hardwearing flooring. A striking feature fireplace forms the focal point, complete with a living flame gas fire that creates a warm and inviting atmosphere, complemented by subtle ambient lighting.

### Garden Room/Dining Area 6.35m x 6.22m (20'10 x 20'05)

Garden Room / Dining Area – 6.35m x 6.22m (20'10" x 20'05") – This outstanding open-plan space is perfectly suited to modern family living, combining practicality with style. Bright and airy, it features two sets of bi-fold doors opening onto a generous sun terrace. The space comfortably accommodates a large dining table, while the seating area centres around an open fireplace with a working fire, creating a cosy focal point. Traditional charm is enhanced by bespoke mood lighting and electronic blinds. The flooring flows seamlessly into the adjoining kitchen, making this an ideal space for entertaining or relaxing while enjoying views of the rear garden.

### Kitchen 5.21m x 5.21m (17'01 x 17'01)

Open plan and accessed from the garden room, the kitchen is well designed with a range of high-quality wall, base, and drawer units. Solid wood worktops add warmth, complemented by a textured sink. Integrated appliances include an electric oven, extractor hood, five-ring gas hob, and a full-size dishwasher. Grey ceramic tiled splashbacks complete the finish. The kitchen also provides access to the walk-in pantry/utility area.

### Pantry / Utility

A practical addition, offering excellent storage with fitted shelving and plumbing for a washing machine. This space leads through to the ground floor WC.

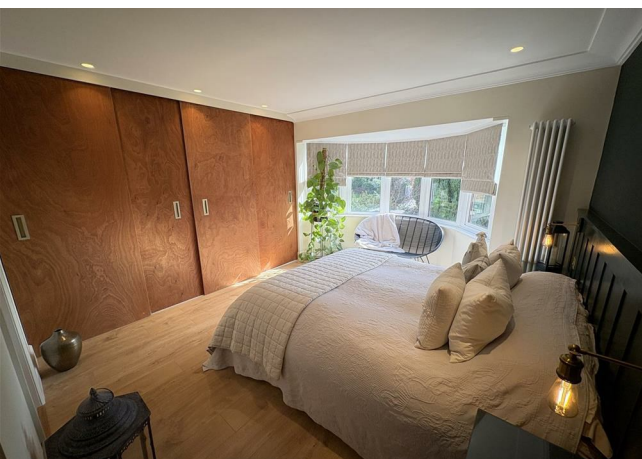
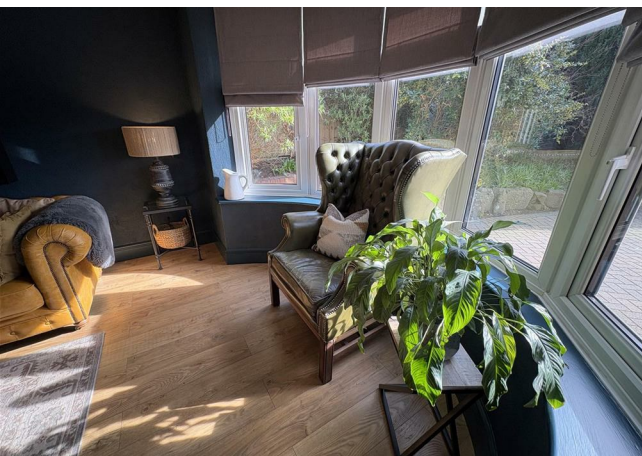
### Cloaks/WC

A convenient ground floor facility, fitted with a modern white suite including a low-level WC and ceramic hand basin, along with a wall-mounted electric hand dryer. A UPVC window provides natural light from the side aspect.

### First Floor Landing

A spacious and versatile area that could easily serve as a reading nook or small workspace. It provides access to all four bedrooms and the family bathroom.





**Bedroom One 4.50m x 3.58m (14'09 x 11'09)**

A generous principal bedroom featuring a walk-in UPVC bay window to the front with views over open countryside. The room is tastefully decorated with bespoke headboard and lighting, and benefits from a full wall of fitted sliding wardrobes. En-suite facilities complete the space.

**En-Suite**

Well designed to include a shower cubicle with mains-fed shower, wall-mounted basin with mirror, and low-level WC. Finished with stylish high-gloss grey ceramic tiling.





**Bedroom Two 3.81m x 3.73m (12'06 x 12'03)**

A well-proportioned double bedroom with a side-facing UPVC window and bespoke window screening. Finished with laminate flooring and tasteful décor, and benefiting from access to a Jack & Jill en-suite.

**Jack & Jill Bathroom**

Fitted with a contemporary suite including a large corner shower with mains-fed shower, wall-hung basin, and WC. Fully tiled in grey tones with mosaic detailing for added interest. Includes a shaver/charging point, rear-facing UPVC window, and access through to bedroom three.

**Bedroom Three 4.22m x 2.39m (13'10 x 7'10)**

A further spacious double bedroom with laminate flooring and a rear-facing window, offering a peaceful outlook. Also benefits from the Jack & Jill en-suite.

**Bedroom Four 3.48m x 3.40m (11'05 x 11'02)**

Another generous double bedroom featuring a front-facing dormer window. The room offers excellent storage, including a built-in cupboard and additional eaves storage.



### Bathroom

A beautifully designed family bathroom with a freestanding roll-top bath as its centrepiece. The space also includes a large walk-in shower, two pedestal basins, and a WC. Finished with elegant tiling and striking flooring, the room is bright and airy thanks to two rear-facing UPVC windows. Additional features include a large storage cupboard, shaver point, and vertical radiator.

### Externally

The property is set back from the road behind a low brick wall and benefits from a large block-paved driveway providing off-street parking for several vehicles. A raised border with mature plants and shrubs adds visual interest. The integral garage (20'01" x 8'00") houses the central heating boiler and is equipped with power and lighting. The rear garden is accessed via a side gate and has been thoughtfully designed for both relaxation and entertaining. Immediately outside the bi-fold doors is a spacious paved terrace with a BBQ area and wall-mounted ceramic butler sink, along with a log and bin store. Steps lead down to a slate pathway and lawn area, with a large timber shed and trellis screening featuring established climbing plants. At the rear of the garden, a decked seating area provides an additional space to enjoy the surroundings. Adjacent to this is a bespoke outbuilding (17'07" x 10'03"), fully equipped with heating, power, UPVC windows and doors, and laminate flooring—currently used as a home office. The property's integrated mood lighting extends into the garden, creating an attractive and private setting in the evenings.

### Tenure

Freehold

### Property Description

Local Authority: Darlington

Council Tax Band: F

Annual Price: £3,426

Conservation Area No

Flood Risk Very low

Floor Area 1,937 ft<sup>2</sup> / 180 m<sup>2</sup>

Plot size 0.13 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

14 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

BT

Sky

Virgin

### Note

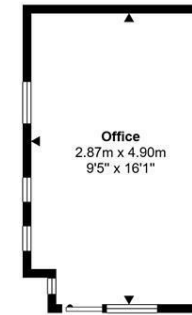
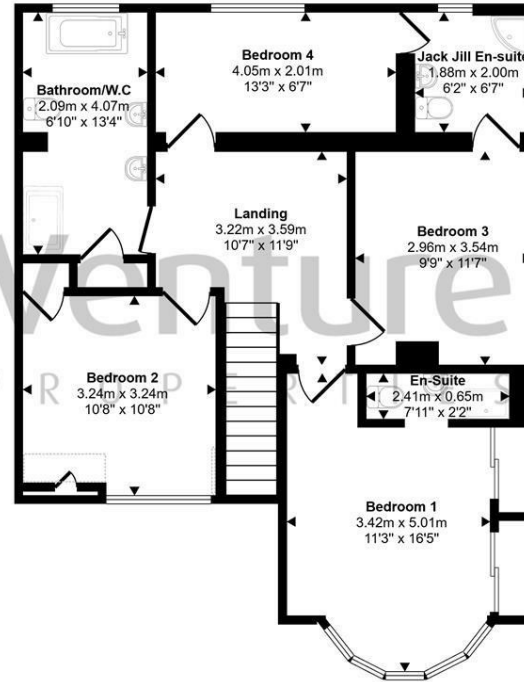
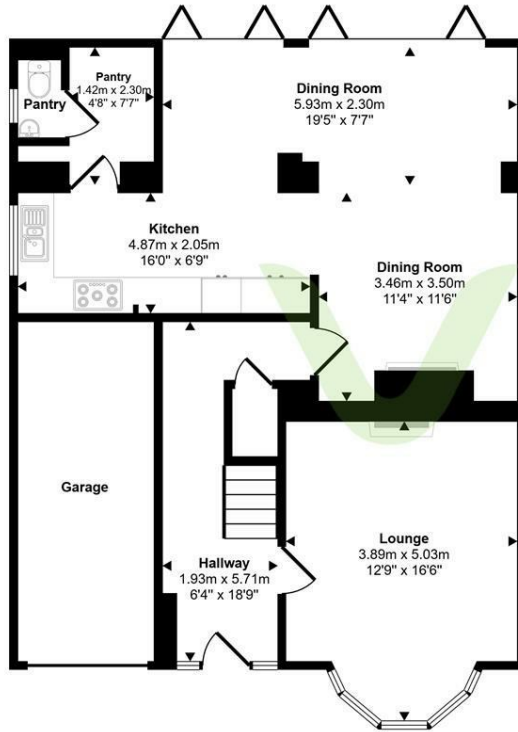
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# 392 Coniscliffe Road | Darlington

Approx Gross Internal Area  
182 sq m / 1955 sq ft



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.