



VENTURE  
PLATINUM

Woodland Road | Darlington

£525,000



Welcome to this exceptional period townhouse, comprehensively renovated to a high specification and reimagined approximately eight years ago to an outstanding standard. Set across four beautifully appointed floors, this is a home with presence, warmth, and genuine wow factor. Period character meets contemporary design in a way that feels intentional, not try-hard. Its where material choice, craftsmanship, and architectural integrity have been treated with real respect. The property offers elegant, layered living with a level of finish rarely achieved in period homes.

All walls throughout the house are finished in Little Greene paint, chosen for its depth of colour, heritage palette, and soft, breathable finish. The result is a calm, cohesive interior that enhances light and texture rather than overpowering it.

The immaculate presentation of this property is evident throughout, showcasing the care and attention that has gone into maintaining its character and original features, while incorporating contemporary touches. Comprising four double bedrooms, two luxurious bathrooms, designed with longevity and tactility in mind, multiple reception rooms including cinema room, garden room and much more, this exquisite property really does need to be seen.

A south-facing rear garden, which bathes in sunlight, creating a delightful outdoor space for gardening, play, or simply enjoying the fresh air also incorporates off street parking for multiple vehicles, via electric double gated access to the rear lane with a fully functioning security system. a rare find in such a desirable location.

This home is not just a place to live; it is a sanctuary that combines the charm of its original features with the convenience of modern living. Whether you are looking to settle down in a vibrant community or seeking a stylish residence with ample space, this property on Woodland Road is sure to impress.

Do not miss this rare opportunity to make this stunning townhouse your new ho

#### Entrance Vestibule/Hallway

The property is entered via a grand entrance hallway, immediately showcasing the home's Victorian heritage through restored ceiling roses, deep skirting boards, and traditional architraves, all beautifully proportioned and carefully retained

#### Lounge 5.05m x 5.00m (16'7 x 16'5)

To the front sits a stunning formal living room, providing both visual impact and warmth. Centred around an impressive, Dovre Vintage feature fireplace that anchors the space and creates a sense of elegance. This is a room made for evenings in, entertaining guests, or simply appreciating the character of a proper period home done right. The original wooden floorboards and restored architectural detailing, combined with the statement fireplace, give the room a grounded, confident feel that balances period character with modern comfort. This room offers a sense of presence and comfort, with high ceilings, period detailing, and refined finishes that give the space an effortless authority. Traditional in style and scale, appropriate to the Victorian architecture.

#### Kitchen and Coffee Area 4.88m x 4.55m (16 x 14'11)

To the rear lies the heart of the home, a thoughtfully and beautifully designed and immaculately finished open-plan kitchen. Finished to a high specification and thoughtfully zoned to include a dedicated coffee and breakfast area, this space is both functional and indulgent. Flooded with natural light and designed for real daily living as well as hosting, it's the kind of kitchen that quietly sells the house on its own. Balanced luxury with practicality, this is a space designed to be used daily, not just admired.

An exquisite, classically styled kitchen with a well appointed central island, complimented by solid granite work surfaces, boast an integral Rangemaster deep bowl sink with period style mixer tap and spray attachment. Integrated dishwasher, Caple wine fridge and slow close refuse storage feature. Surrounded by solid oak, high-quality cabinetry with a timeless profile, including glazed shelf unit, bespoke spice rack cupboards and a concealed, full height fridge. Additional large pantry style cupboard with bi-fold doors, pan drawers and power points, provides ample storage for cooking enthusiasts. The Inglenook with encaustic effect tiles, accentuates the elegance of the Falcon Range style cooker with five gas hob burners, three ovens and a warming drawer.

The flow between living, cooking, and social spaces on this floor is excellent, balancing openness with definition.

#### Lower Ground Floor

The lower ground floor offers two further substantial reception rooms, currently arranged as a cinema room and a snug, providing superb flexibility. These rooms could equally serve as a home office suite, gym, or entertaining spaces.

This level also benefits from a separate utility room and useful under stairs storage, keeping the main living areas clutter-free and calm.

#### Lower Cloakroom

Traditional high level w.c, wash hand basin in vanity unit, and radiator.

#### First Floor

The first floor comprises two generous double bedrooms, a walk-in wardrobe, and a stylish, high-quality bathroom, finished with a contemporary feel that complements the period bones of the house.

The half landing has a south facing, decorative arched window which allows an abundance of light to the spacious area between floors. Perfect for a unique and peaceful, reading area.

#### Bedroom One 4.57m x 4.04m (15 x 13'3)

To the rear of the property lies the main bedroom with bay window, mirroring that of the breakfast area beneath. With a decorative Art Nouveau fireplace being the prominent feature and stripped floorboards, this gracious room is complemented by a separate, good sized dressing room which has been fitted with plenty of hanging space and shelving, maximising the use of space.

#### Dressing Room

Excellently utilised for plenty of storage space.

#### Bedroom Two 4.45m x 4.27m (14'7 x 14)

To the front of the property, with two windows looking out, impressive, yet classic coving throughout. Bright and airy room with plenty of character.





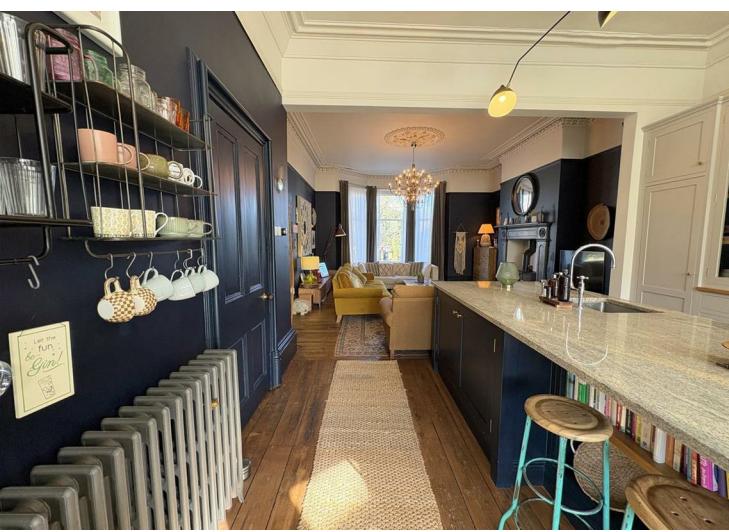
### Bathroom One

Situated to the front, you will find the first floor bathroom, with high quality sanitaryware, including a luxurious, double ended Victoria & Albert, freestanding bath with claw feet and premium tapware with solid weight and refined detailing. A high gloss, yet rustic edged, pale grey tiled, walk in, wet room style shower enclosure with waterfall shower head and spray attachment offers practicality. Dual porcelain Heritage wash hand basins in vanity unit with porcelain feet. Low level traditional w.c and period style heated towel rail. Painted stripped floorboards, clean-lined tiling, panelled walls with recessed spotlights to ceiling all complementing the period structure.

### Second Floor Landing

The uppermost floor provides two further double bedrooms and an additional bathroom, making this an ideal layout for families, guests, or flexible working and living arrangements. There is a walk in storage cupboard with a window and access to the roof void.





#### Bedroom Three 5.41m x 4.32m (17'9 x 14'2)

A spacious bedroom to the rear, with good head height although set within the eaves of the property. Built in storage utilising the eaves space. A central Velux roof light including fitted black out blind and a dormer window overlooking the rear garden allow for lots of light.

#### Bedroom Four 4.45m x 4.27m (14'7 x 14)

Another spacious, well lit bedroom with a dormer window overlooking Woodland Road, along with an additional Velux window allowing for lots of natural light. Original beams and tresses to ceiling complete this space.

#### Bathroom Two

Velux roof light window, allowing plenty of natural light. Freestanding Ashton & Bentley rolltop bath with claw feet and period mixer taps. Free standing shower over the bath with waterfall shower head and spray. Low level w.c. and Burlington, scalloped wash hand basin with retro style, dual globe lighting. Tiled effect cushion floor and radiator. Carefully selected fittings that maintain cohesion throughout the house.

#### Lower Ground Floor

With wide plank Oak flooring throughout.



#### Garden Room

Allowing lots of natural light through the bay window, this bright and airy living space has a slate feature fireplace with cast iron insert and marble effect decoration. Overlooking the rear south facing garden this room has been cleverly designed for versatile use.

#### Cinema Room

A delightful reception room, currently being utilised as a cinema room and snug, providing superb flexibility. This room could equally serve as a home office suite or gym, with a Marble fireplace and inset cast iron fire, storage cupboard housing combi boiler and pressurised water tank.

#### Utility Room

Fitted units including porcelain sink with Caple spray attachment. Space for a washing machine and American style fridge freezer. Access to store/cellar.

#### Store/Cellar

With power and light and space for a tumble dryer.

#### Externally

To the rear is an enclosed, south facing garden which has a decorative patio seating area and lawn area with plants and shrubs. To the rear is a large south-facing garden, offering excellent privacy and sunlight throughout the day.

The double electric gates provide access to secure off-street parking, equipped with a fully functioning security system this space could easily accommodate multiple vehicles; a rare and highly valuable feature for a townhouse of this calibre.

#### Tenure

Freehold

#### Property Details

##### 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.

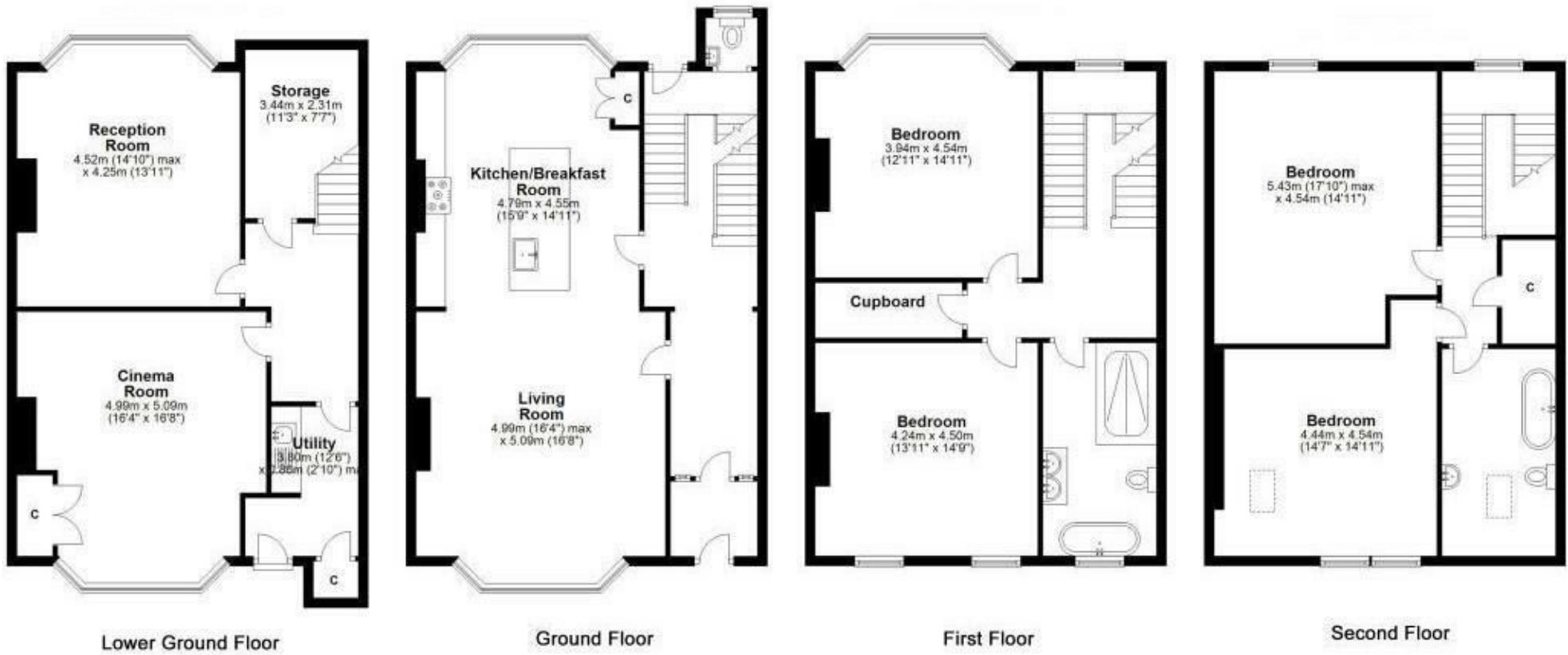








# 67 Woodland Road | Darlington



Whilst every attempt has been made to ensure the accuracy of the floorplans 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 not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser.  
Created especially for George F White by Vue3sody Ltd

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