

Venus View, Darlington, DL2 2US  
Offers in the region of £265,000

**estates<sup>4</sup>**  
'The Art of Property'



# Venus View, Darlington, DL2 2US

## Offers in the region of £265,000

### Council Tax Band: D

Nestled on the desirable West Park Garden Village, this stunning detached home, built in 2023 by the esteemed 'Homes by Esh', offers a perfect blend of modern living and family comfort. Positioned at the head of a peaceful cul-de-sac, this competitively priced property boasts a substantial south-facing rear garden, providing immense potential for outdoor enjoyment and relaxation.

At the heart of the home is a stunning dining kitchen family room, complete with integrated appliances, ideal for everyday living. Large bi-fold doors from the dining area to the garden, effortlessly blends indoor and outdoor living, creating a bright, airy space perfect for entertaining and enjoying the seasons. The separate cosy lounge at the front of the house offers a perfect retreat for quiet evenings. Additionally, a versatile study or playroom provides extra space for work or leisure, while a convenient cloak/wc and utility room adds to the practicality of the home.

This property features four good sized bedrooms, including a principal with ensuite, ensuring comfort and privacy for family members. The contemporary family bathroom is designed with quality fixtures and fittings, reflecting the impeccable standard throughout the home. With ample parking including a driveway for two vehicles and a garage, this property meets the needs of modern family life. The HIVE controlled system and various upgrades from the builder's original specification further enhance the appeal of this remarkable home. Presented in show-home condition, this impressive family residence with exceptional south-facing garden is ready for you to move in and make it your own.

**Location:**  
West Park Garden Village offers a vibrant and modern community lifestyle in one of Darlington's most popular developments. Designed with a strong sense of place, the area combines stylish contemporary homes with beautifully landscaped green spaces, creating an attractive and welcoming environment. Residents enjoy a peaceful yet connected location, with excellent road links to Darlington town centre, the A1(M) and direct train services to London, Newcastle and Edinburgh. The development benefits from a range of nearby amenities, including schools, shops and leisure facilities, alongside scenic walking routes and parks, making it an ideal choice for families, professionals and those seeking a balanced lifestyle.

**Please note:**  
Council tax Band - D  
Tenure - Freehold  
Total sq ft and room dimensions to be considered a guide only.

Estates 'The Art of Property'  
Professional Estate Agents, selling homes across Darlington, Newton Aycliffe, Teesside & North Yorkshire with creative & inviting marketing strategies! Property appraisals available 7 days a

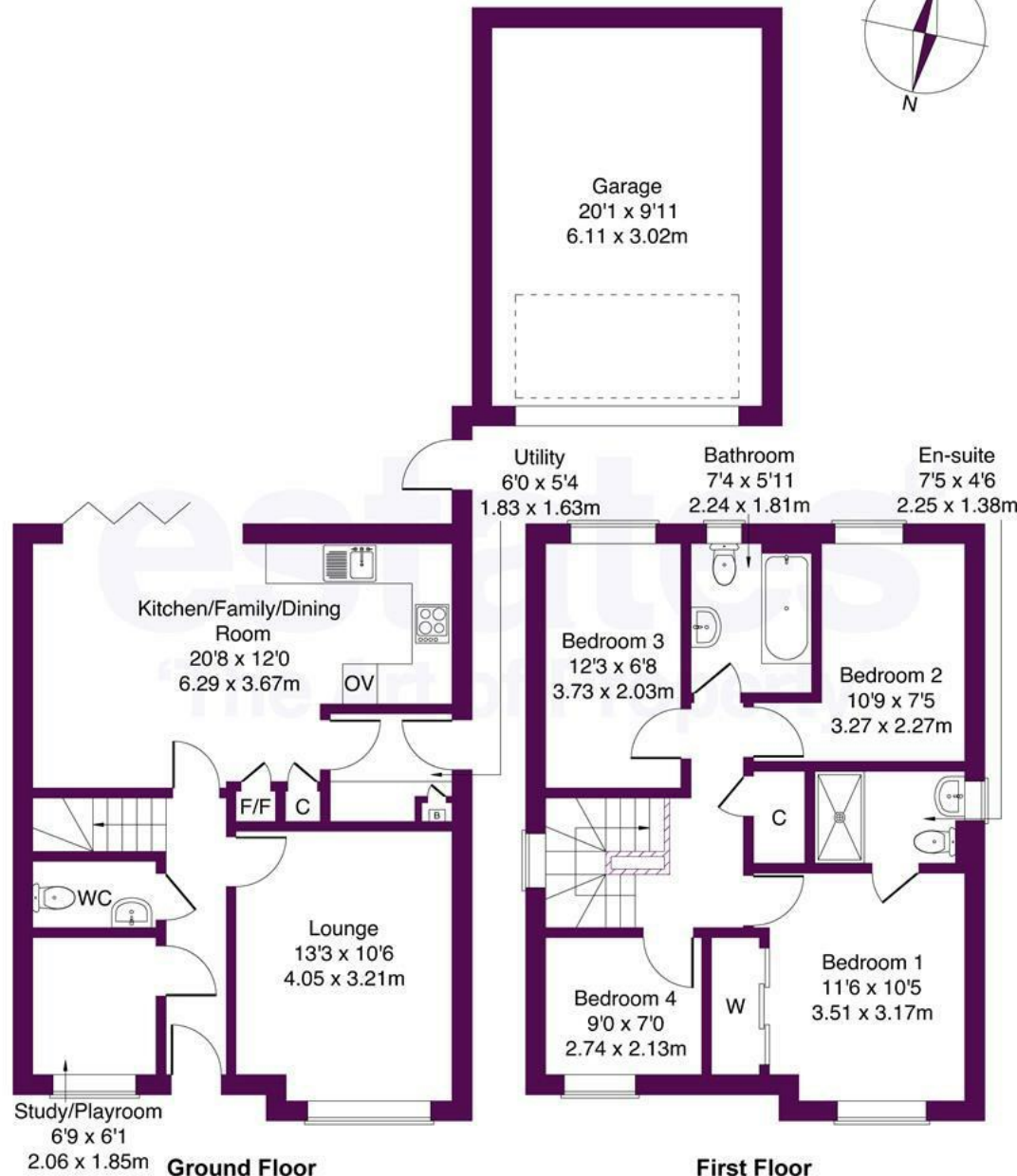
week!

**Disclaimer:**  
These particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) with the intention of providing a fair and accurate guide to the property. They do not constitute or form part of an offer or contract nor may they be regarded as representations, all interested parties must themselves verify their accuracy. No tests or checks have been carried out in respect of heating, plumbing, electric installations, or any type of appliances which may be included. All photos, videos, and marketing material created by Estates 'The Art of Property', are the property of our agency and are protected by copyright law. Our marketing material must not be copied, reproduced, shared, or used in any way without our prior written permission.



# Venus View, Darlington, DL2 2US

Approximate Gross Internal Area: (1345 sq ft - 125 sq m.)



Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.

**estates**<sup>LT</sup>  
‘The Art of Property’

Business Central 2 Union Square  
Central Park  
Darlington  
County Durham  
DL1 1GL  
01325 804850  
sales@estatesgroup.co.uk  
<https://estates-theartofproperty.co.uk/>

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         | 100+      |
| (81-91)                                     | B | 81                      |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |