



VENTURE
PLATINUM

Alderwood Close | Darlington

£220,000



Located in the popular Whinfield area of Darlington, we offer to the market this immaculately presented semi-detached house on Alderwood Close, situated off Jesmond Road. The home offers a perfect blend of modern living and comfort. The property has been thoughtfully extended and improved, presenting an stunning interior that is sure to impress.

Upon entering, you will find two spacious reception rooms, ideal for both relaxation and entertaining. The heart of the home is the modern fitted kitchen/breakfast room, complete with high-quality appliances, making it a delightful space for culinary enthusiasts. The property boasts three well-proportioned bedrooms, providing ample space for family or guests. The contemporary bathroom has also been tastefully updated, ensuring a stylish and functional space.

Externally, the property features beautifully easy to maintain gardens, perfect for enjoying the outdoors. A versatile garden house adds an extra dimension to the garden, offering a peaceful retreat or a space for hobbies. Additionally, there is a garage and parking available for up to three vehicles, providing convenience for families or those with multiple cars.

Situated close to major road links, this home offers excellent connectivity for commuting and exploring the surrounding areas and popular schools are at hand. Viewing is highly recommended to fully appreciate the quality and charm this property has to offer. Whether you are a first-time buyer or looking for a family home, this semi-detached gem is not to be missed.

Entrance Porch

Composite door to front.

Lounge 6.60m x 3.30m (21'08 x 10'10)

Upvc double glazed window to front, solid oak floor, recess with tiled hearth. Open staircase to first floor landing, spotlights to ceiling and radiator.

Dining Room 3.94m x 2.44m (12'11 x 8'00)

Bi-fold doors to rear and sliding to doors to kitchen, coving to ceiling, spotlights to ceiling, seating area, vertical radiator and solid oak flooring.

Kitchen/Breakfast Room 5.56m x 3.28m (18'03 x 10'09)

An L shaped room with Upvc windows to rear and side, and double doors to side. Fitted with a stylish range of light grey wall, base and drawer units with contrasting worktops and splashbacks. Stainless steel sink with mixer tap., Integrated Neff electric hob with vented extractor alongside a breakfast bar, with two Velux roof light windows and spotlights over. Integrated Neff double eye level oven with pan drawer. Integrated Hotpoint dishwasher and fridge freezer. Full height, integrated and retractable larder/spice rack feature, New York style part tiled walls, Kamdean flooring and radiator. There is also a breakfast bar.

First Floor Landing

Storage cupboard with shelving, access to partially board loft via drop down ladder.

Bedroom One 3.07m x 4.29m (10'01 x 14'01)

Upvc double glazed window to front, fitted wardrobes with overhead storage and light, there is also additional cupboard space behind the wardrobes, Kamdean flooring and radiator.

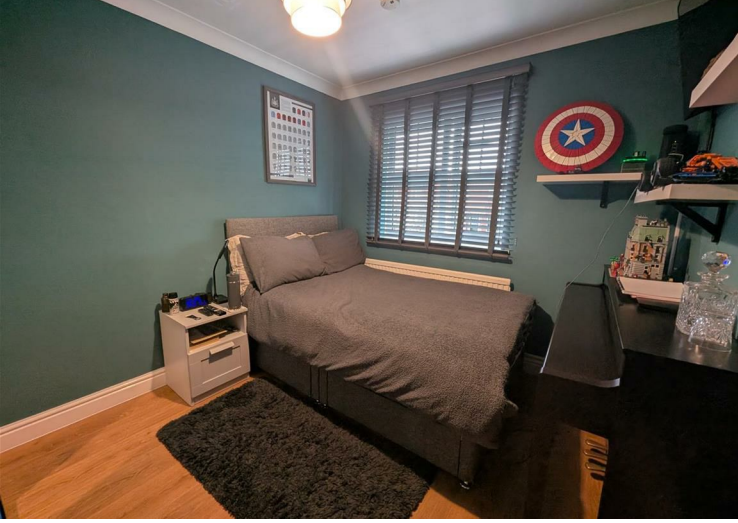




Bedroom Two 3.15m x 2.67m (10'04 x 8'09)
Upvc double glazed window to front and radiator.

Bedroom Three 2.31m x 3.33m (7'07 x 10'11)
Upvc double glazed window to rear, fitted wardrobes, laminate flooring and radiator.





Family Bathroom

Two Upvc double glazed obscure window to rear, panelled bath with mixer tap, walk in double shower with waterfall and spray. Low level w.c, wash hand basin and two heated towel rails. Karndean flooring and spotlights to ceiling.

Garden House 3.38m x 2.29m (11'01 x 7'06)

One of the standout features of this garden is the Summerhouse with double doors, fully equipped with power, lighting, internet cable, heating and laminate floor.



Externally

To the front is a generous driveway providing off street parking and access to the rear of the property.

To the rear is an enclosed south facing garden with composite decking, Astro turf and patio areas together with an awning.

Tenure

Freehold

Property Details

Local Authority: Darlington

Council Tax Band: B

Annual Price: £1,845

Conservation Area No

Flood Risk Very low

Floor Area 0 ft 2 / 0 m 2

Plot size 0.04 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

4 Mbps

Ultrafast

1800 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.





Alderwood Close | Darlington



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.

45 Duke Street, Darlington, County Durham,
DL3 7SD

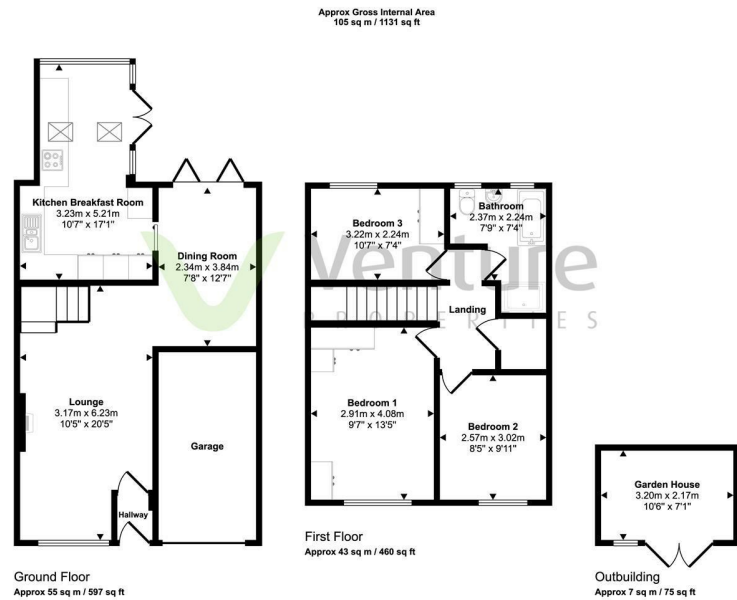
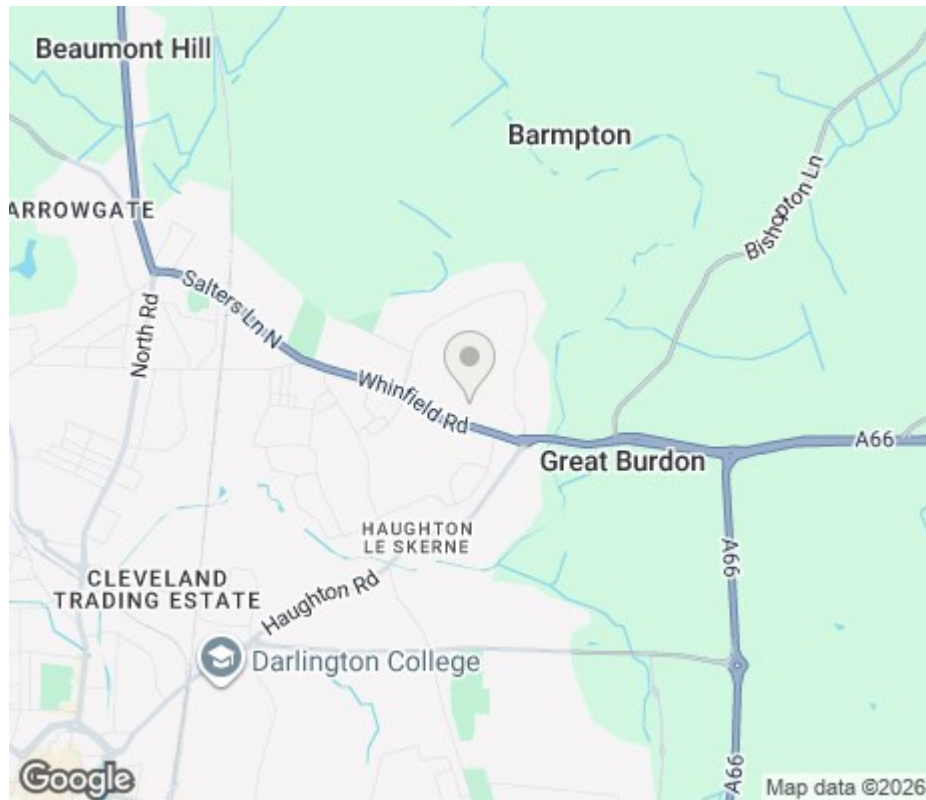
01325 363858
www.venturepropertiesuk.com

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	79
(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	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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 Make Shippy 360.