

VENTURE

PLATINUM

Locomotion Lane | Darlington
Asking Price £295,000



Situated in the popular Westpark area of Darlington with access to Cockerton Village, this well-presented detached family home offers a perfect blend of modern living and comfort. Boasting four bedrooms, the main having an en-suite, this property is ideal for families seeking ample space. The two reception rooms provide versatile areas for relaxation and entertainment, ensuring that there is room for everyone to enjoy.

The home features two well-appointed bathrooms, making morning routines a breeze for busy families. With engineered wood flooring throughout, excluding two bedrooms, this feature is sure to appeal to many along with the recently installed Boiler in 2024. The well-maintained gardens surrounding the property create a tranquil outdoor space, perfect for enjoying sunny days or hosting gatherings. Additionally, the superb summerhouse adds a delightful touch, offering a charming retreat for hobbies or relaxation.

Parking is a significant advantage here, with space available for up to three vehicles, ensuring convenience for residents and guests alike. The garage further enhances the practicality of this home, providing additional storage or workshop space.

Located close to a variety of amenities, this property offers easy access to local shops, schools, and recreational facilities, making it an ideal choice for families. Furthermore, the excellent transport links allow for straightforward travel out of Darlington, catering to those who commute.

In summary, this modern four-bedroom home on Locomotion Lane is a fantastic opportunity for those seeking a comfortable and well-equipped family residence. We highly recommend viewing this property to fully appreciate its charm and potential.

Entrance Hall
Composite door to front, staircase to first floor and access to ground floor w.c.

Lounge 6.30m x 3.61m (20'8 x 11'10)
Two windows to front and double doors to rear, Engineered Oak wood flooring and three radiators.

Kitchen/Dining Room 6.30m x 2.39m (20'8 x 7'10)
Window to front and double doors to rear, fitted wall, base and drawer units, stainless steel sink with mixer tap, integrated four ring electric hob and newly installed oven with extractor over. Space for a dishwasher, washing machine and fridge freezer. Dining area with ample space for a table and chairs.

Ground Floor Cloakroom
Window to front, low level w.c,, wash hand basin and radiator.

First Floor Landing
With storage cupboard.

Bedroom One 4.19m x 2.59m (13'9 x 8'6)
Window to front and radiator.

En-Suite
With Walk in shower cubicle, low level w.c, wash hand basin and radiator.















Bedroom Two 3.71m x 2.59m (12'2 x 8'6)
Window to front and radiator.

Bedroom Three 2.49m 1.88m (8'2 6'2)
Window to rear and radiator.

Bedroom Four 3.61m x 2.01m (11'10 x 6'7)
Window to rear and radiator.









Family Bathroom
Obscure window to front, panelled bath with shower over and screen, low level w.c, wash hand basin and radiator.

Externally
To the front of the property there is a car port providing off street parking and access to the garage.
To the rear is a particularly eye pleasing, south facing garden with well maintained lawn and patio areas. There is access to electricity and a running water tap.

Summerhouse 4.72m x 3.63m (15'06 x 11'11)
A delightful summerhouse with double doors and two windows to the front boasts spotlights to ceiling and electricity supply.







Tenure
Freehold

Property Details
Local Authority Darlington
Council Tax Band: D
Annual Price: £2,494
Conservation Area No
Flood Risk Very low
Floor Area 1,119 ft 2 / 104 m 2
Plot size 0.07 acres
Mobile coverage

EE
Vodafone
Three
O2
Broadband

Basic
6 Mbps
Superfast
80 Mbps
Ultrafast
10000 Mbps
Satellite / Fibre TV Availability

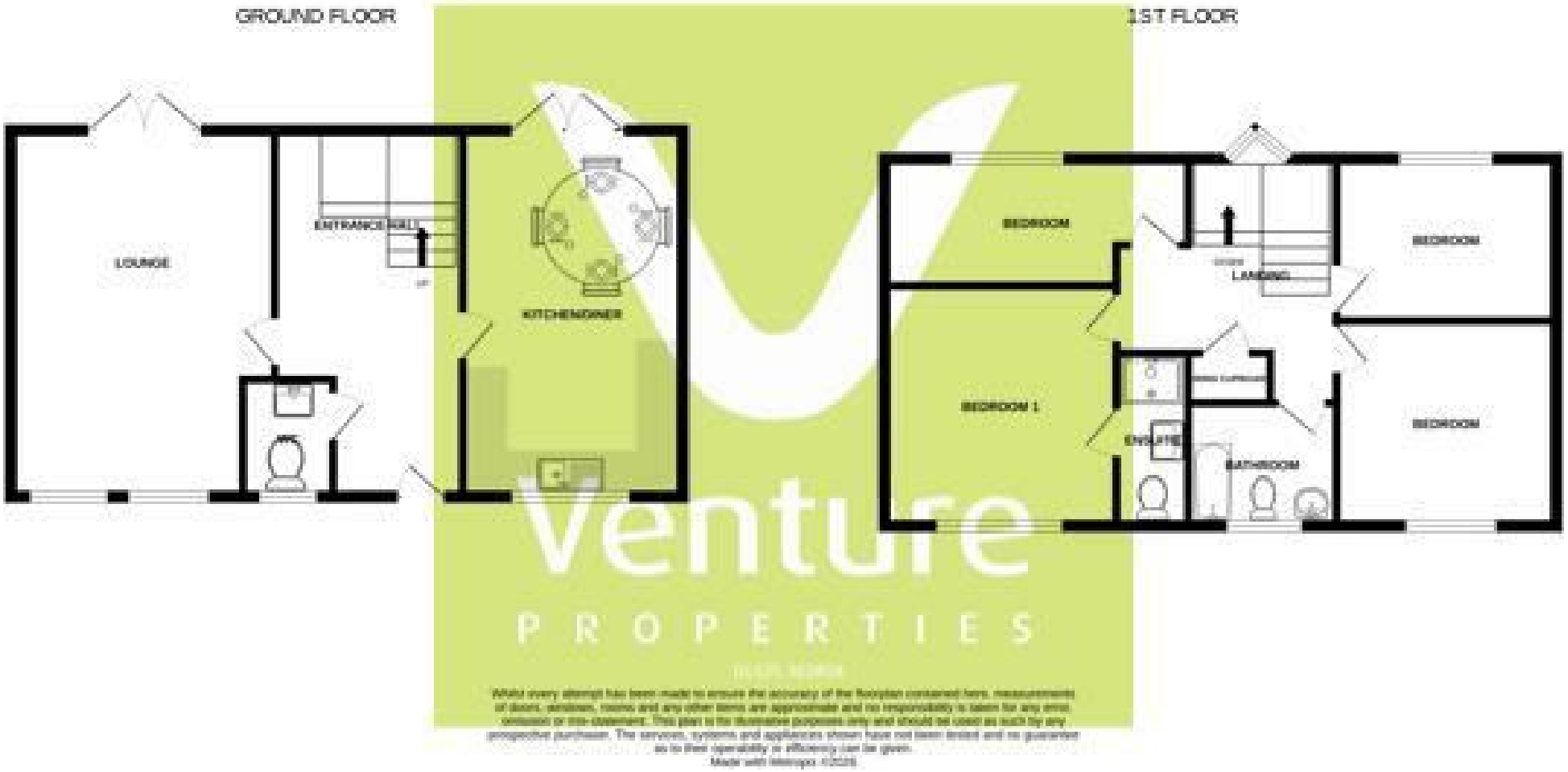
BT
Sky
Virgin

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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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.

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