



VENTURE
PLATINUM

St. Giles Close | Darlington
Offers Over £514,500



This newly rebuilt and extended executive home presents an outstanding opportunity for discerning buyers. Formerly a two-bedroom bungalow, it has been carefully transformed into an impressive four-bedroom detached dormer-style residence, blending modern comfort with practical family living. The property will be finished to a high standard, with buyers having the opportunity to personalise selected final details.

Accommodation

Extending to an impressive 2,540 sq ft, a bright and welcoming hallway creates an immediate sense of space and quality on arrival. The well-proportioned layout includes three versatile reception rooms, ideal for formal entertaining, relaxation, or use as a playroom or snug. The open-plan kitchen, dining, and family area forms the heart of the home, designed for contemporary living with direct access to the rear garden. A dedicated study provides an ideal work-from-home space, while a separate utility room adds everyday convenience.

Upstairs, the landing leads to four generously sized bedrooms. The principal bedroom benefits from a stylish en-suite shower room, while a modern family bathroom serves the remaining bedrooms.

Specification & Works

The property has been comprehensively upgraded, including a new roof with dormer extension, full electrical rewire, upgraded heating system, and double glazing throughout. A contemporary kitchen with integrated appliances will also be installed. Relevant guarantees and warranties will be provided on completion.

Location

Situated in a quiet cul-de-sac within Darlington's highly sought-after West End, the home is ideally placed for well-regarded schools, local amenities, and excellent transport connections.

Externally

The property has landscaped gardens, off-street parking and a single garage.

Entrance Hall

Composite door to front, stairs to first floor landing, alarm panel and Karndean flooring.

Lounge 3.66m x 5.64m (12'00 x 18'06)

Upvc double glazed window to front and radiator.

Study 1.88m x 3.00m (6'02 x 9'10)

Upvc double glazed window to front.

Kitchen/Dining/Family Room 11.58m x 4.39m x 4.90m (38' x 14'05 x 16'01)

With window and bi-fold doors to rear, fitted with sage wall, base and drawer units, including deep pan drawers and spice rack. Quartz worktops and five ring gas hob with extractor over and combi oven/microwave with single fan oven. One and a half bowl quartz sink with mixer tap Integrated dishwasher, bin and fridge freezer. Breakfast island with storage under and power points. Lvt flooring.

Utility Room

Composite door to rear, stainless steel sink with mixer tap, sage wall, base and drawer units, space for a washing machine and tumble dryer. Spotlights to ceiling, LVT flooring and radiator.

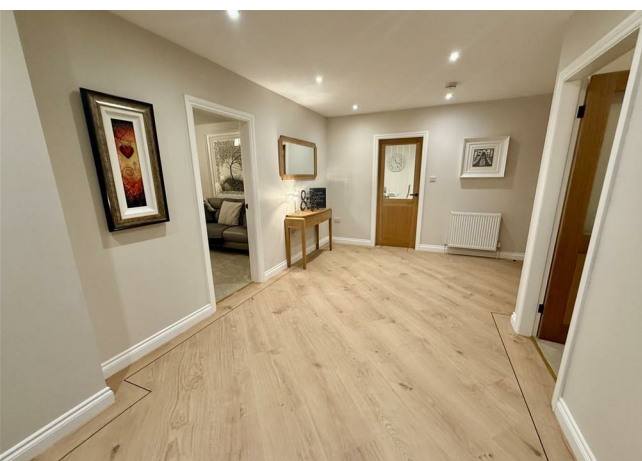
Cloakroom/W.C

Upvc double glazed window to side, low level, w.c, wash hand basin and LVT flooring.

First Floor Landing 6.12m x 3.43m (20'01 x 11'03)

Upvc double glazed Dormer window to front.





Bedroom One 4.14m x 5.56m (13'07 x 18'03)

Upvc double glazed window to rear and radiator. Bedside lighting.

En-Suite

Upvc double glazed window to rear, walk in shower with waterfall and spray, low level w.c, wash hand basin in vanity and heated towel rail.





Bedroom Two 5.56m x 4.14m (18'03 x 13'07)

Upvc double glazed window to rear.

Shower Room

Double walk in shower with waterfall and spray. Part tiled walls.

Bedroom Three 5.59m x 3.12m (18'04 x 10'3)

Upvc double glazed window to rear

Bedroom Four 3.23m x 5.13m (10'07 x 16'10)

Upvc double glazed window to front.



Bathroom

Bath with shower and mixer. Low level w.c, wash hand basin in vanity.

Garage 4.29m x 2.77m (14'01 x 9'01)

Remote control up and over door with power and light. Boiler.

Externally

To the rear is mainly laid to lawn with hardstone patio.

Tenure

Freehold

Property Details

Local Authority: Darlington, Council Tax Band: E Annual Price: £2,899

Conservation Area No. Flood Risk Very low. Floor Area 270m2

Plot size 0.14 acres

Broadband

Basic 4 Mbps, Superfast 58 Mbps

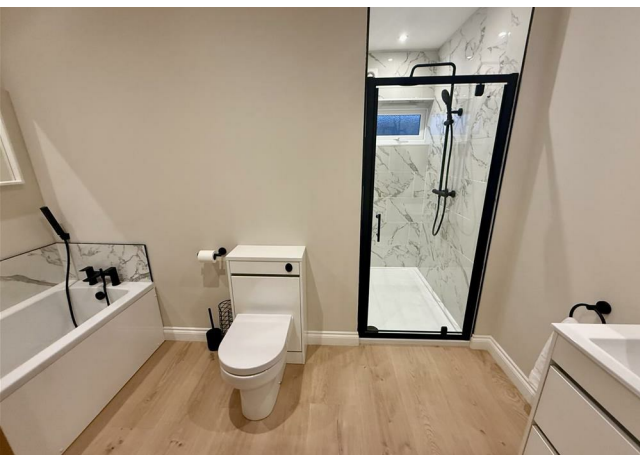
Ultrafast 1800 Mbps

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





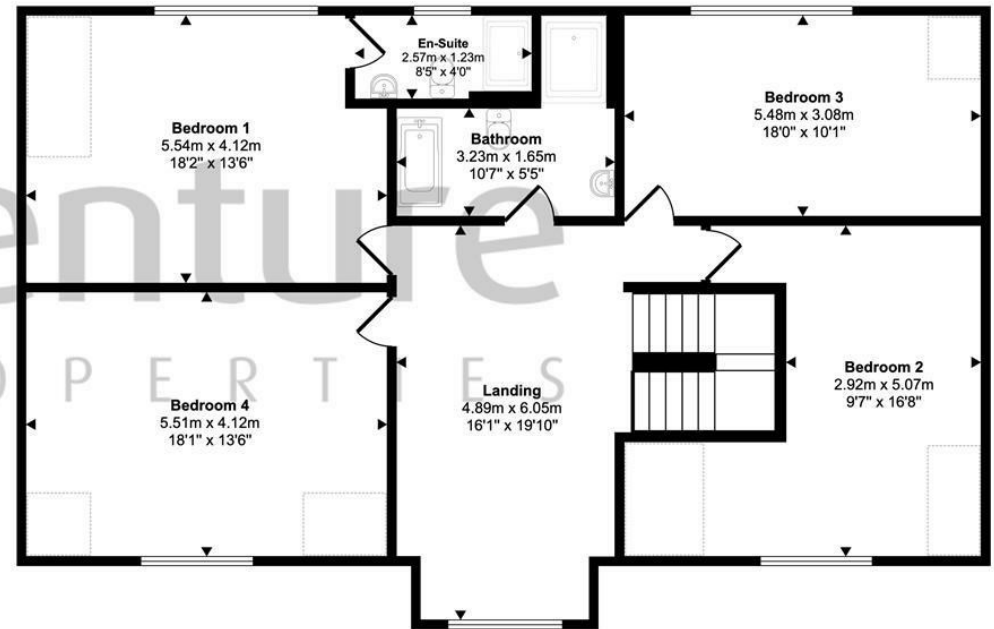
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Approx Gross Internal Area
236 sq m / 2540 sq ft



Ground Floor
Approx 113 sq m / 1213 sq ft

Denotes head height below 1.5m



First Floor
Approx 123 sq m / 1327 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.