

West Side

Darlington DL2 3UB

£425,000

Venture PROPERTIES









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- Three Bedroom Detached Property
- Improved & Extended
- Off Street Parking & Garage
- Hamlet Location
- Garden Room
- Enclosed Garden to Rear
- Spacious Rooms Throughout
- Log Burner
- Council Tax Band D

Nestled in the Summerhouse location, just north of Darlington, this delightful three-bedroom detached house offers a perfect blend of comfort and convenience. With two spacious reception rooms and a bright and airy garden room this property provides ample space for both relaxation and entertaining. The well-appointed and modern kitchen is ideal for culinary enthusiasts, while the adjoining garden room invites natural light and offers a serene view of the outdoor space.

The property boasts three generously sized bedrooms, ensuring that there is plenty of room for family or guests. Two modern bathrooms add to the convenience, making morning routines a breeze.

Externally, the property features a well-maintained rear garden, perfect for enjoying the fresh air or hosting summer gatherings. Additionally, there is a garage to the rear and off street parking for vehicles, providing practicality for everyday living.

Situated within close proximity to the A1M, this home offers easy access to local amenities and travel links, making it an ideal choice for those seeking a peaceful retreat without sacrificing convenience. This property is a wonderful opportunity for anyone looking to settle in a tranquil yet accessible location.

Front Entrance Porch
Composite door to front and decorative glazed panel to side.

Entrance Hall
With under stairs storage and radiator.

Lounge
15'00 x 14'00 (4.57m x 4.27m)
Hardwood double glazed sash window to front, coving to ceiling and engineered oak flooring.

Dining Room
11'05 x 11'03 (3.48m x 3.43m)
Engineered oak flooring, double doors to kitchen, spotlights to ceiling, radiator and double doors to the garden.

Kitchen
12'01 x 9'03 (3.68m x 2.82m)
Window to rear, fitted with modern, Jasmine wall, base and drawer units, integrated porcelain sink with mixer tap and integrated appliances. Space for a range style cooker and American style fridge freezer. Corner pantry with pull out storage racks, concealed Worcester boiler, spotlights to ceiling and Karndean flooring.

Garden Room
10'09 x 10'11 (3.28m x 3.33m)
Bifold doors to rear and window to side with apex roof light, log burner and tiled floor.

Ground Floor Cloaks
Window to side, wash hand basin in vanity and low level back to wall w.c.

First Floor Landing
Window to front, storage cupboard spotlights to ceiling and radiator.

Bedroom Two
15'00 x 12'00 (4.57m x 3.66m)
Sash window to rear, double and single fitted wardrobes and radiator.

Bedroom Three
15'07 x 11'11 (4.75m x 3.63m)
Sash window to front, double and single fitted wardrobes, engineered oak flooring and radiator.

Bathroom
Sash window to rear, panelled bath in mosaic style tiled surround with mixer taps, shower over and screen. Wash hand basin, low level w.c, heated towel rail, shaver point and part tiled walls. Spotlights to ceiling and tiled floor.

Second Floor Landing

Bedroom One
18'02 x 13'02 (5.54m x 4.01m)
Two dormer windows and to front and rear, fitted wardrobes, spotlights to ceiling and radiator. Access to en-suite shower room.

En-Suite Shower Room
Velux window to rear, shower cubicle, wash hand basin, w.c and heated towel rail. Part tiled walls and tiled floor.

Externally
To the front there is a small garden area and side access to the detached garage at the rear. Double gated, side access to the rear garden which is mainly paved with raised stone beds.

Garage and Parking
There is off street parking available in front of the garage to the side of the property.

Tenure
Freehold

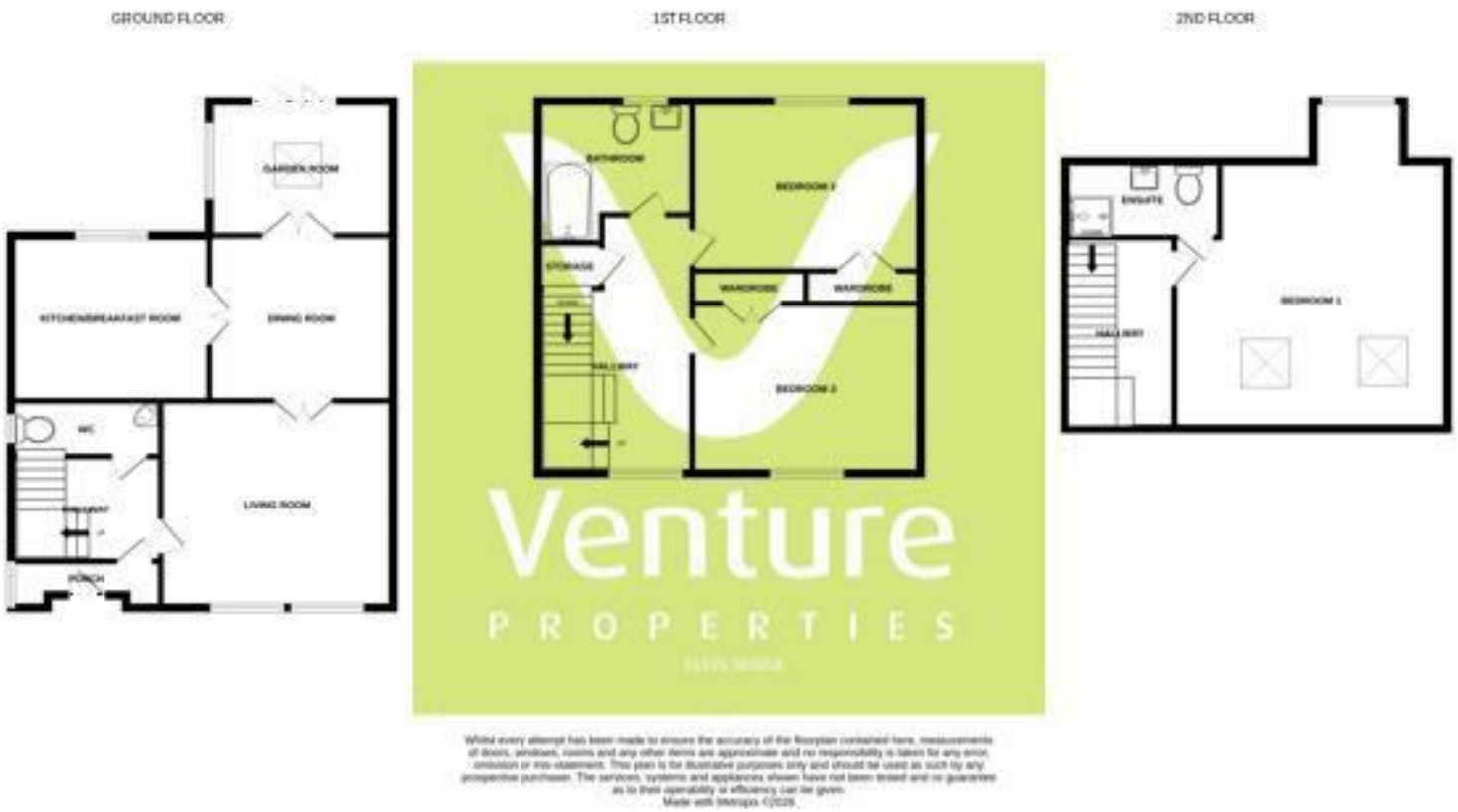
Property Details
Local Authority: Darlington
Council Tax Band: D
Annual Price: £2,494
Conservation Area Summerhouse
Flood Risk Very low
Floor Area 0 ft 2 / 0 m 2
Plot size 0.06 acres

Mobile coverage
EE
Vodafone
Three
O2
Broadband

Basic
1 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



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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