



VENTURE
PLATINUM

Clarence Drive | Darlington
Offers In The Region Of £515,000



Welcome to this exquisite four-bedroom executive detached home, nestled in the prestigious area of Mowden, Darlington. This property is ideally located close to excellent schooling facilities, making it perfect for families seeking a nurturing environment for their children.

As you enter this splendid residence, you are greeted by two spacious reception rooms that offer ample space for relaxation and entertaining guests. The well-designed layout ensures that each room flows seamlessly into the next, creating a warm and inviting atmosphere throughout the home.

The property boasts four generously sized bedrooms, providing plenty of room for family and guests alike. Two of the bedrooms feature en-suite bathrooms, adding a touch of luxury and convenience to your daily routine. In total, there are three bathrooms, ensuring that everyone has their own space to unwind.

The beautifully landscaped gardens surrounding the home offer a tranquil retreat, perfect for enjoying the outdoors or hosting summer gatherings. Situated in a quiet cul-de-sac, this property provides a peaceful setting while still being conveniently close to local amenities.

Additionally, the double garage offers secure parking and extra storage space, catering to all your practical needs. This remarkable home is a true gem in Darlington, combining elegance, comfort, and a prime location. Do not miss the opportunity to make this stunning property your own.

Entrance Hall

Door to front and staircase to first floor landing with storage cupboard under.

Living Room 7.07m x 3.86m (23'2" x 12'8")

The living room is spacious and bright with an inviting atmosphere, featuring French doors that open to the garden and two windows to the front, allowing ample natural light. The living room has a feature fireplace and satellite television point, offering a generous space to relax and entertain, with direct access to the adjacent games room.

Kitchen/Dining Room 5.18m x 4.23m (17'0" x 13'11")

The kitchen/dining room form the heart of the home, offering a substantial and practical area for cooking and dining. The kitchen has a host of integrated appliances, including hob and double oven, dishwasher and fridge freezer. Benefiting from French doors to the garden and connecting directly to the utility room, allowing for an efficient layout that supports family living and entertaining.

Family Room 4.34m x 3.43m (14'3" x 11'3")

Currently utilised as a dining room. The room benefits from French windows leading to the garden and a Freeview television p[oint].

Utility 2.55m x 1.94m (8'4" x 6'4")

The utility room is conveniently located adjacent to the kitchen, offering practical space for laundry and storage. It has external access to the driveway, making it functional and easy to use for household chores.

Office/Study 3.12m x 3.00m (10'3" x 9'10")

Set off the hallway, currently configured as an office for home working, the office/study provides a quiet and comfortable space for work or reading. It has a well-proportioned layout with a window looking out to the front, making it a pleasant room for concentration and focus.

Downstairs WC

First Floor Landing

Master Bedroom 4.69m x 3.92m (15'5" x 12'10")

The master bedroom is generously sized with a peaceful feel, featuring built-in wardrobes and an en-suite bathroom for added privacy and convenience. The room benefits from three windows to the front that allow plenty of natural light in, creating a restful retreat.

Master Bedroom En-suite

Large en-suite comprising WC, wash hand basin, bath and separate shower cubicle.

Dressing Room

Stunning dressing room off the master bedroom with parallel fitted robes.





Bedroom Two 4.14m x 2.85m (13'7" x 9'4")

This double bedroom offers ample space and built-in storage with a wardrobe and en-suite bathroom, making it a comfortable room for a family member or guest. It is well-lit by natural light from three window to the front.

Bedroom Two En-suite

A second en-suite bathroom, off bedroom two, with shower cubicle, WC and wash hand basin.

Bedroom Three 4.46m x 2.75m (14'8" x 9'0")

Another comfortable double bedroom, This room benefits from good natural light and provides a private space for family or guests.





Bedroom Four 3.62m x 3.33m (11'11" x 10'11")

A well-sized bedroom located at the front of the property, offering a bright aspect from three windows. It sits close to the landing, providing easy access to the rest of the house.

Family Bathroom 2.55m x 1.94m (8'4" x 6'4")

The main bathroom is well-appointed, offering a bath, separate shower cubicle and space for other essential fixtures. It serves the bedrooms on the first floor that do not have en-suites, providing a clean and functional family bathroom.

Externally

To the front is mainly laid to lawn, with driveway to side, providing off street parking and access to a double garage. There is also gated access to the rear garden.

Garden Shed 4.75m x 3.00m (15'7" x 9'10")

A timber garden shed with a solid concrete floor which is currently utilised as a workshop but can offer other options.



Tenure
Freehold

Property Details

Local Authority: Darlington
Council Tax Band: F
Annual Price: £3,602
Conservation Area No
Flood Risk Very low
Floor Area 2,012 ft ² / 187 m ²
Plot size 0.12 acres
Mobile coverage

EE
Vodafone
Three
O2
Broadband

Basic
2 Mbps
Superfast
72 Mbps
Satellite / Fibre TV Availability

BT
Sky

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.

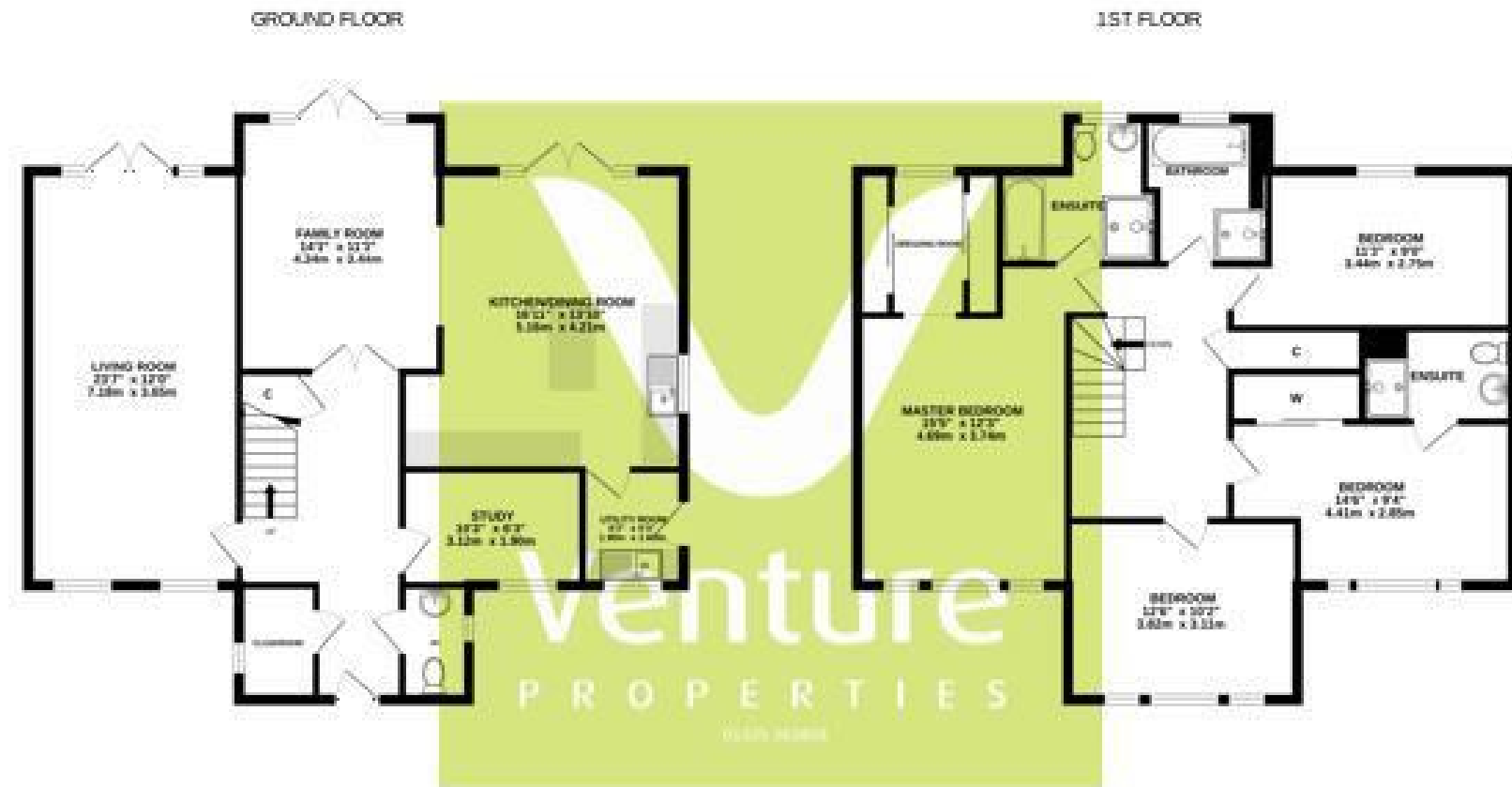








11 Clarence Drive | Darlington



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, 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.
Made with Hwarpix 10028

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.