Marazion Drive

Darlington DL3 0ZR

£375,000

Venture
PROPERTIES

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Marazion Drive

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x 5 x 4 x 2

- Five Bedroom Three Storey Detached Property
- Off Street Parking
- Close To All Amenities
- Two Bedrooms Have En-Suite Shower Rooms
- Large Corner Plot
- Council Tax Band E
- Double Garage
- Very Well Presented
- EPC Rating C

Welcome to the desirable Marazion Drive in Darlington, this stunning detached house offers an exceptional living experience for families seeking both space and comfort. With five generously sized bedrooms spread across three storeys, this property is designed to accommodate the needs of modern family life.

With two well presented and inviting reception rooms that both provide ample space for relaxation and entertaining, ensures that every family member can enjoy their own personal space. The property features generously sized rooms throughout along with well-appointed bathrooms, making morning routines a breeze for busy households. With an eye pleasing kitchen and utility area this property is sure to please many.

For those with vehicles, the property offers off street parking on a double block paved driveway, along with a double garage, providing both convenience and security. The outdoor space is equally impressive, with a landscaped rear garden, allowing for family gatherings or simply enjoying the fresh air.

This home is perfect for families looking to settle in a welcoming community, with local amenities and schools nearby. With its blend of style, space, and practicality, this property on Marazion Drive is a wonderful opportunity not to be missed.

Entrance Hall
Door to front, staircase to first floor landing and radiator.

Lounge
20'7 x 10'11 (6.27m x 3.33m)
Upvc double glazed window to front, coving to ceiling, gas fire in marble surround, radiator and French doors to rear.

Dinning Room
14'2 x 8'6 (4.32m x 2.59m)
Upvc double glazed window to front, coving to ceiling, and radiator. Ample space for a dining table and chairs.

Kitchen / Diner
15'2 x 8'1 (4.62m x 2.46m)
Two upvc double glazed windows to rear, white wall, base and drawer units with contrasting worktops and tiled splashbacks. Stainless steel sink with mixer tap, electric hob and oven with extractor over, space for an under counter fridge. Storage cupboard, tiled floor and radiator. Access to Utility Room.

Utility Room
Fitted with base units, tiled splashbacks, stainless steel sink, space for a washing machine and tumble dryer. Wall mounted boiler, radiator, tiled floor and upvc door to side.

Ground Floor Cloaks
Upvc double glazed obscure window, w.c, wash hand basin and radiator.

First Floor Landing
Access to second floor

Bedroom Two
11'10 x 11'2 (3.61m x 3.40m)
Upvc double glazed window to front, radiator and walk in dressing area with built in wardrobes.

En-Suite Two
Upvc double glazed obscure window to front, shower cubicle, wash hand basin, w.c and radiator.

Bedroom Three
17'4 x 8'8 (5.28m x 2.64m)
Upvc double glazed window to front, built in wardrobes and radiator.

Bedroom Four
10'1 x 8'5 (3.07m x 2.57m)
Upvc double glazed window to rear, built in wardrobes and radiator.

Bedroom Five
8'5 x 7'5 (2.57m x 2.26m)
Upvc double glazed window to rear, built in wardrobes and radiator.

Family Bathroom
Upvc double glazed obscure window to rear, bath with mixer tap and spray, shower cubicle, wash hand basin, w.c, part tiled walls and radiator.

Second Floor

Bedroom One
23'7 x 14 (max) (7.19m x 4.27m (max))
Upvc double glazed window to front and rear, built in wardrobes, storage cupboard and radiator.

En-Suite
Upvc double glazed obscure window to side, shower cubicle, wash hand basin, w.c and radiator.

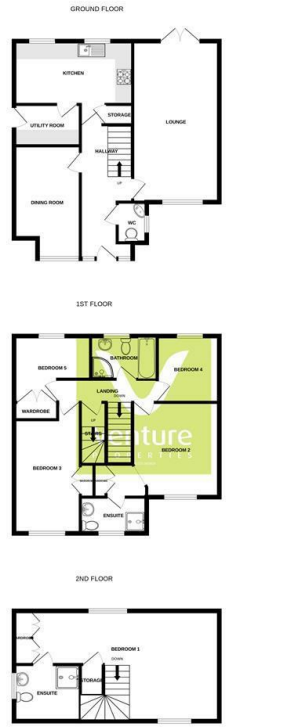
Externally
To the front there is a well maintained garden with lawn, driveway with three off street parking spaces and access to a double garage. There is also gated access to the rear.
To the rear the landscaped garden is mainly laid to lawn with patio and raised decking area.

Tenure
Freehold

Property Details
Local Authority: Darlington

Council Tax Band: E
Annual Price: £3,048
Conservation Area No
Flood Risk Very low
Floor Area 0 ft 2 / 0 m 2
Plot size 0.11 acres
Mobile coverage
EE
Vodafone
Three
O2
Broadband
Basic
4 Mbps
Superfast
68 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



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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Property Information

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