VENTURE

PLATINUM

Neasham Hill | Neasham
Offers Over £430,000

Nestled in the picturesque village of Neasham, just minutes away from Darlington, this stunning four-bedroom detached period home is a true gem. The property has been thoughtfully refurbished to a high standard, showcasing a newly fitted kitchen and modern bathrooms that blend contemporary comfort with classic charm.

Upon entering, you are welcomed into a spacious and inviting atmosphere, enhanced by two generous reception rooms that provide ample space for both relaxation and entertaining. The layout is designed to accommodate family life, offering a perfect balance of privacy and communal areas.

The home is set on a prime plot, boasting excellent-sized gardens that invite outdoor enjoyment and provide a tranquil retreat from the hustle and bustle of daily life. Whether you envision hosting summer barbecues or simply enjoying a quiet afternoon in the sun, the garden space is sure to impress.

With its blend of period features and modern amenities, this property is ideal for those seeking a family home in a serene village setting. Neasham offers a delightful community atmosphere while remaining conveniently close to the amenities of Darlington. This home is not just a place to live; it is a lifestyle choice that promises comfort, elegance, and a sense of belonging.

Entrance Hall

Lounge 3.9 x 4.5 (12'9" x 14'9")
This inviting lounge features rich dark wooden flooring and a charming fireplace set within a neutral wall. The room is brightened by natural light from the windows, creating a warm and cosy atmosphere ideal for relaxation.

Dining Room 2.5 x 4.5 (8'2" x 14'9")
The dining room boasts a striking paneled feature wall painted in a muted teal, providing a beautiful backdrop to the classic wooden dining table and chairs. The wooden floorboards and traditional radiator add character, while the window allows for plenty of daylight to fill the space.

Kitchen/Breakfast Room 2.8 x 6.4 (9'2" x 20'11")
A well-appointed kitchen with light stone flooring and wooden worktops complements the soft sage green cabinetry. The layout is spacious and practical, featuring an integrated cooker, ample storage, and a large white cabinet for additional space. Recessed ceiling lighting illuminates the area, while windows offer views of the garden. The cottage is very cosy after being completely insulated to modern standards including underfloor heating having been installed in the kitchen.

Utility Room 1.4 x 2.06 (4'7" x 6'9")
With plumbing connections and wall mounted boiler.

WC
With a low level WC

Bedroom 1 2.5 x 4.2 (8'2" x 13'9")
This bedroom offers a peaceful retreat with wooden flooring and a feature cast iron fireplace set into the white walls. Natural light streams through the window, enhancing the airy feel of the room, which comfortably accommodates twin beds and additional furniture.

En-suite 3.3 x 0.8 (10'9" x 2'7")
This compact en-suite shower room includes a corner shower, a small basin, and a toilet, all set against pale walls. A large window brightens the space with natural daylight, making it fresh and airy.

Bedroom 2 2.6 x 4.6 (8'6" x 15'1")
A bright bedroom with white walls and exposed wood flooring partly covered by a patterned carpet. The room features a window with curtains, a radiator and a door to an en-suite shower room, creating a comfortable and private space.

Bedroom 3 4.2 x 3.1 (13'9" x 10'2")
This bedroom presents a simple, bright space with white walls and exposed wooden floorboards partially covered by a patterned rug. A vintage-style metal bed frame adds character, while the window allows natural light to fill the room.

Bedroom 4 3.1 x 3.6 (10'2" x 11'9")
A cosy bedroom with a brass bed frame, wooden floorboards, and white walls. The window is framed with patterned curtains, complementing the traditional style of the room while allowing plenty of natural light.

Bathroom 2.19 x 1.8 (7'2" x 5'10")
The bathroom features patterned tiled flooring in classic tones paired with a striking dark tiled wall behind a traditional freestanding roll-top bath. A modern vanity unit with a wash basin and a toilet sit neatly alongside, creating a stylish yet functional space.

Rear Garden
The rear garden offers a generous lawn space with mature trees and shrubs, bordered by stone walls and hedges. A paved patio area provides a lovely spot for outdoor seating and enjoying the countryside surroundings.

Tenure
Freehold

Property Details
Local Authority: Darlington
Council Tax Band: C
Annual Price: £2,108
Conservation Area No
Flood Risk Very low
Floor Area 764 ft 2 / 71 m 2
Plot size 0.07 acres
Mobile coverage
EE
Vodafone
Three
O2
Broadband
Basic
7 Mbps
Ultrafast
1800 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.

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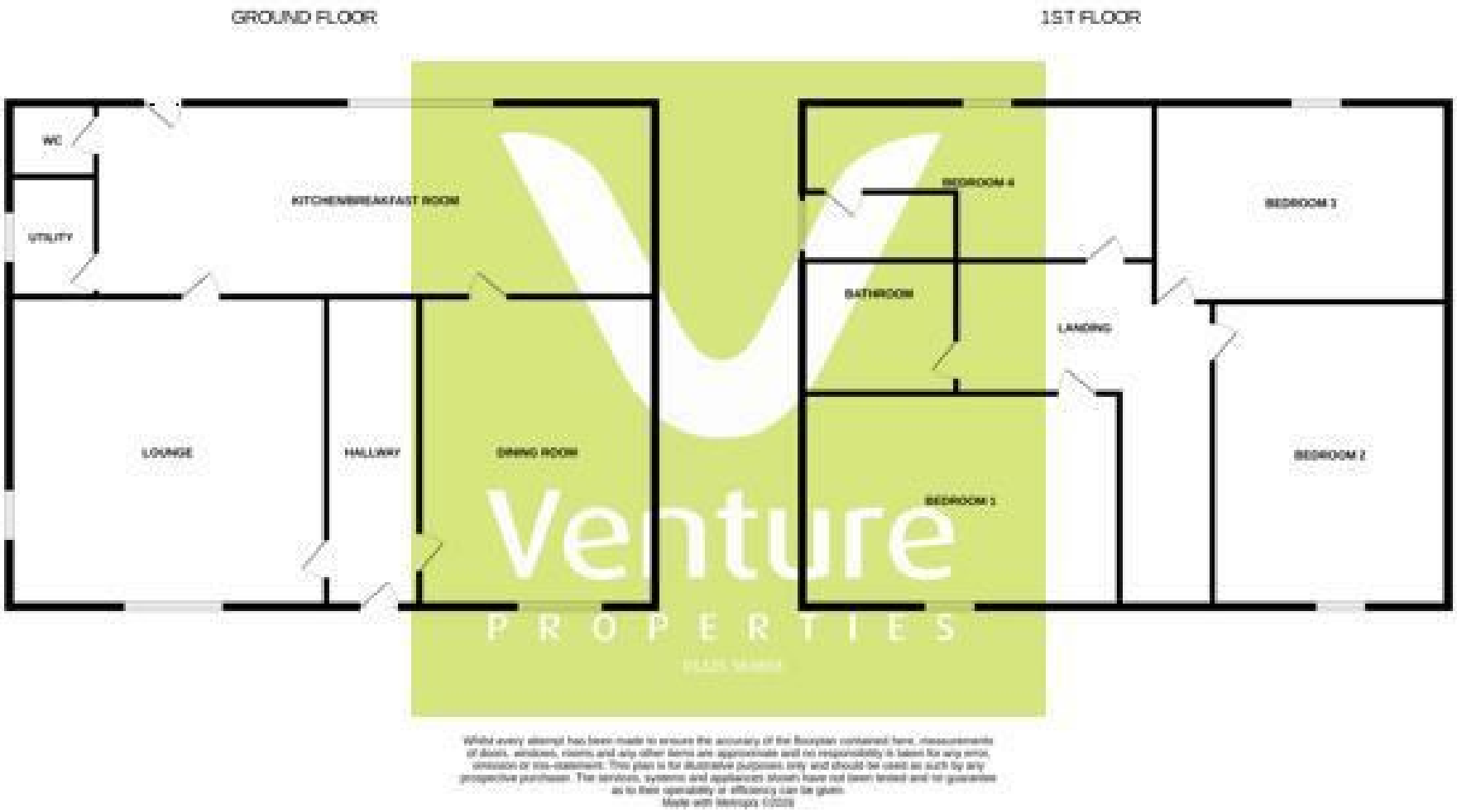

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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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