



VENTURE  
PLATINUM

Sandriggs | Darlington  
Offers Over £185,000



Occupying a pleasant position within the ever-popular Cockerton area of Darlington, this beautifully extended three-bedroom semi-detached residence offers spacious and versatile accommodation throughout, perfectly suited to modern family living.

Immaculately presented and finished to a high standard, the property boasts three generous reception areas comprising a cosy lounge, elegant dining room, and an impressive open-plan kitchen and living space, creating the ideal environment for both everyday living and entertaining alike.

To the ground floor, the home further benefits from a convenient cloakroom/WC, whilst to the rear is a superb enclosed garden featuring a patio seating area and a dedicated space for a hot tub, ideal for enjoying outdoor living during the warmer months.

Externally, the property benefits from a front driveway providing off-street parking for two vehicles.

Situated within easy reach of highly regarded schools, local shops, amenities, and excellent transport links, this exceptional property combines style, comfort, and practicality in equal measure.

Early viewing is highly recommended to fully appreciate the size, quality, and location of this outstanding family home.

#### Entrance Hallway

With upvc front door and stairs to the first floor.

#### Lounge 4.78m x 4.78m (15'8 x 15'8)

Situated to the front of the home, this room features a stunning media wall with inset space for a TV, a double-glazed bay window, and a central heating radiator.

#### Dining Room 2.2 x 8.9 (7'2" x 29'2")

Situated to the rear, this extended space enjoys an open aspect leading into the kitchen area, with double-glazed French doors opening onto the rear garden.

#### Open Plan Kitchen 2.03m x 3.15m (6'8 x 10'4)

This well-appointed kitchen offers ample storage with a range of modern white wall and base units paired with wood-effect work surfaces. Integrated appliances include a double oven, fridge, freezer and there is space for a washing machine. A large window above the sink provides plenty of natural light and a pleasant view. The kitchen opens into a spacious dining room, perfect for family meals and entertaining.

#### Cloakroom/WC 1.63m x 2.06m (5'4 x 6'9)

With a low level WC, a wash hand basin and an understairs store cupboard.

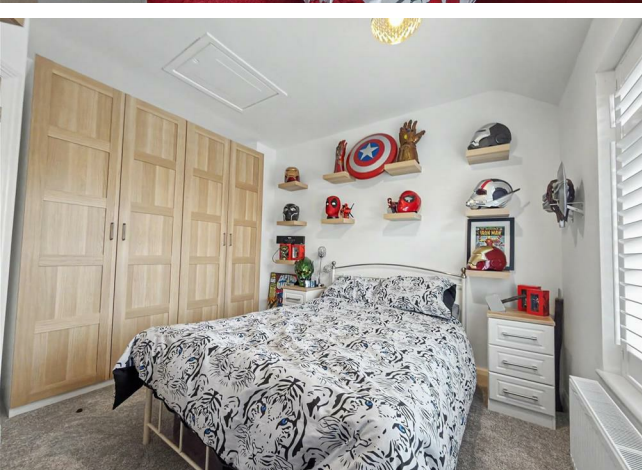
#### First Floor

Landing area.

#### Bedroom 1 3.40m x 3.48m (11'2 x 11'5)

A good double sized bedroom situated to the front with double glazed window and central heating radiator.





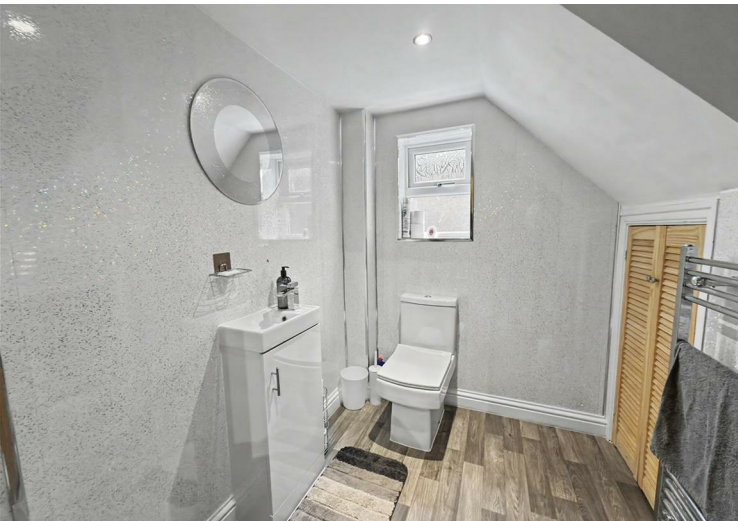
**Bedroom 2 3.18m x 3.48m (10'5 x 11'5)**

Another good double bedroom situated to the rear with double glazed window, central heating radiator loft access with drop down ladder leading into a boarded out loft with power.

**Bedroom 3 3.170m x 1.96m (10'4 x 6'5)**

Situated to the rear with double glazed window and central heating radiator.





#### Bathroom/WC 2.01m x 4.42m (6'7 x 14'6)

The first-floor bathroom is well fitted with a modern white suite including a bathtub, walk-in shower cubicle, a toilet, and a vanity unit with a sink. The stylish flooring and white walls enhance the clean and fresh feel of the space, while a frosted window allows for natural light and privacy.

#### Outside

The rear garden is a well-maintained and inviting outdoor space combining areas of artificial lawn and gravel, bordered by mature plants and fencing for privacy. There is a picnic bench set on the lawn, perfect for outdoor dining, and multiple decking areas with seating to relax or entertain. A covered gazebo area with a hot tub offers a private retreat, and the garden is thoughtfully decorated with ornaments and lighting to create a welcoming ambience throughout the seasons.

To the front, there is an easy maintained hardstanding area allowing access for two cars. Please note that the hot tub can be purchased by separate negotiation.

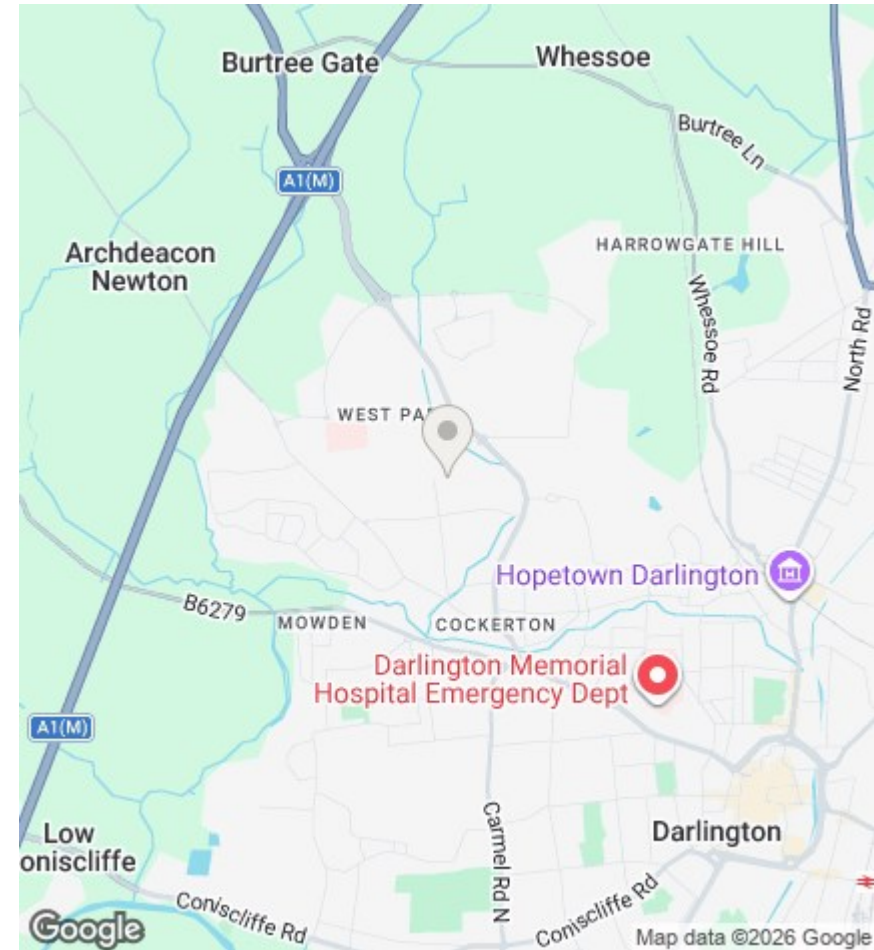




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Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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 operation or efficiency can be given.  
Made with Blueprints (2025)



**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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