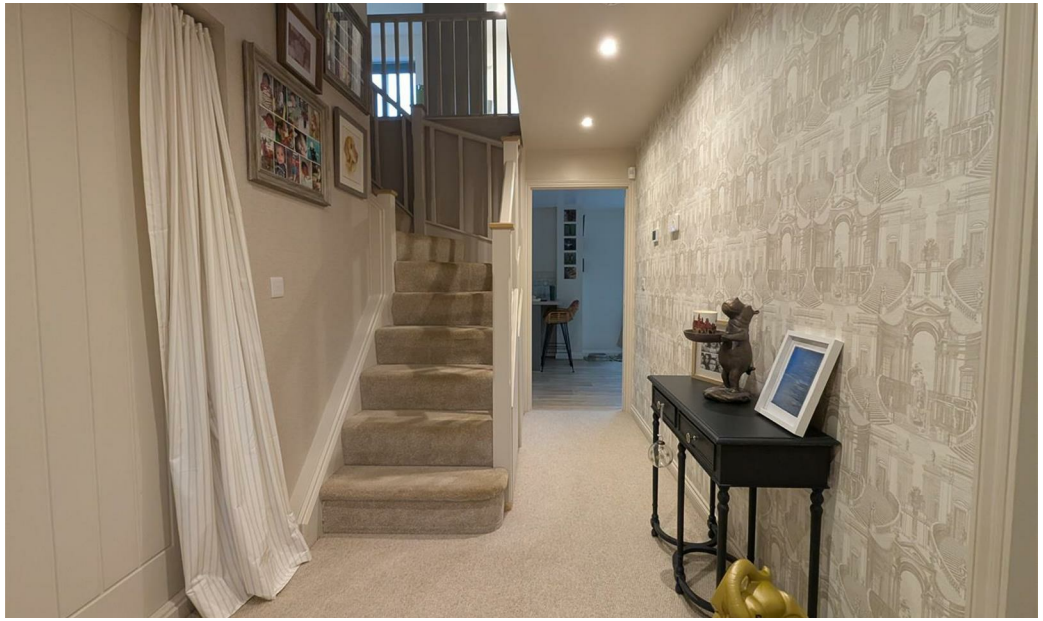


Kentbeck Drive

Darlington DL2 2JU

Offers In The Region Of £420,000

Venture PROPERTIES









This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.









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Kentbeck Drive

Darlington DL2 2JU



- Five Bedroom Spacious Detached Property
- Double Garage
- Open Aspect Kitchen / Diner
- Multiple En-Suite Bathrooms
- Off Street Parking
- Council Tax Band E
- Immaculately Presented Throughout
- Enclosed Garden to Rear
- EPC Rating B

Situated within this popular development in Hurworth Village, this superb five-bedroom detached property on Kentbeck Drive, built by the reputable Miller Homes, offers a perfect blend of modern living and traditional elegance. With the added benefit of a remaining NHBC warranty, this home promises peace of mind for its new owners.

Upon entering, you are greeted by an immaculate interior that boasts a spacious reception room,providing ample space for both relaxation and entertaining. The heart of the home is undoubtedly the impressive 29-foot open plan kitchen and dining room, designed to cater to both family gatherings and intimate dinners alike. This area is not only functional but also stylish, making it a delightful space for culinary enthusiasts.

The property features three well-appointed en-suite bathrooms, alongside a family bathroom and a convenient ground floor cloakroom, ensuring that comfort and privacy are paramount for all residents and guests. The integral double garage adds practicality, offering secure parking and additional storage options.

Situated in the sought-after Hurworth Village, this home is ideally located for those commuting into Darlington or the surrounding villages, making it a perfect choice for families and professionals alike. With its generous living spaces and prime location, this property is a rare find and is sure to attract considerable interest. Do not miss the opportunity to make this stunning house your new home.

Entrance Hallway
Door to front, staircase to first floor landing, spotlights to ceiling and radiator.

Lounge
20' x 00 x 11'00 (6.10m x 0.00m x 3.35m)
Bay window to front, marble feature fireplace with inset real flame effect electric fire and two radiators.

Kitchen / Diner
29'02 x 10'04 (8.89m x 3.15m)
Window to side, fitted wall, base and drawer units including plinth lighting with contrasting worktops and breakfast bar. Porcelain sink with mixer tap and spray. Five ring gas hob with fixed extractor over, along with eye level double oven and microwave, Integrated appliances including a wine cooler, spotlights to ceiling, New York style tiled splashbacks and laminate flooring.. Open aspect to the dining area..
Dining area has triple bi-fold doors to the rear and ample space for a table and chair set.

Utility Room
Door to rear, Baxi boiler and space for a washing machine and tumble dryer.

Ground Floor Cloaks
Low level w.c, wash hand basin and heated towel rail.

First Floor Landing
Storage cupboard housing hot water tank. Airing cupboard with shelving and access to loft.

Bedroom One
11'10 x 10'11 (3.61m x 3.33m)
Window to front and radiator.

En-Suite One
Obscure window to side, walk in double shower cubicle, wash hand basin and low level w.c. Par tiled wall, spotlights to ceiling and vinyl flooring.

Bedroom Two
10'00 x 10'05 (3.05m x 3.18m)
Window to rear and radiator.

En-Suite Two
Obscure window to side, walk in double shower cubicle, wash hand basin and low level w.c. Par tiled wall, spotlights to ceiling and vinyl flooring.

Bedroom Three
10'06 x 6'06 (3.20m x 1.98m)
Window to front and radiator

En-Suite Three
Obscure window to side, walk in double shower cubicle, wash hand basin and low level w.c. Par tiled wall, spotlights to ceiling and vinyl flooring.

Bedroom Four
11'01 x 8'05 (3.38m x 2.57m)
Window to front and radiator.

Bedroom Five
Window to rear and radiator.

Bathroom
Obscure window, panelled bath with shower over mixer and spray, wash hand basin and low level w.c, part tiled walls, radiator and vinyl flooring.

Externally
A spacious driveway providing off street parking and access to the double garage which measures 19'02 x 16'05. There is also gated access to the rear.
To the rear is an enclosed garden, mainly laid to lawn with decking area for seating.

Tenure
Freehold

Property Details
Local Authority: Darlington

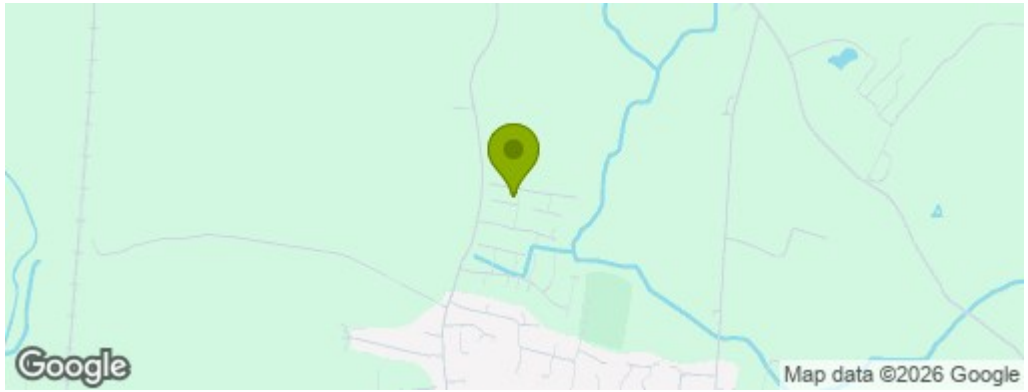
Council Tax Band: E
Annual Price: £3,048
Conservation Area No
Flood Risk Very low
Floor Area 1,506 ft 2 / 140 m 2
Plot size 0.08 acres
Mobile coverage

EE
Vodafone
Three
O2
Broadband

Basic
14 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



Property Information

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