

Netherby Rise

Darlington DL3 8SE

Open To Offers £345,000

Venture
PROPERTIES









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Netherby Rise

Darlington DL3 8SE



- Four Bedroom Detached Property
- West Facing Rear Garden
- Extended to The Rear
- Sought After West End Location of Darlington
- Within Walking Distancer to Schools
- Viewing Recommended
- Off Street Parking & Garage
- Spacious Rooms Throughout
- Council Tax Band E

***PRICED TO SELL, OPEN TO OFFERS ***

In the desirable West End of Darlington, this impressive detached house on Netherby Rise offers a perfect blend of comfort and convenience. With four generously sized bedrooms, this property is ideal for families seeking ample living space. The two reception rooms provide versatile areas for relaxation and entertainment, ensuring that there is room for everyone to enjoy.

The house boasts two well-appointed bathrooms, making morning routines a breeze for busy households. The spacious layout throughout the property enhances the feeling of openness, allowing natural light to flood in and create a warm and inviting atmosphere.

For those with vehicles, the property features off-street parking for more than one vehicle, along with a garage, providing both security and convenience. This is a rare find in such a sought-after location.

With its excellent amenities and proximity to local schools, parks, and shops, this home is perfectly positioned for modern family living. Whether you are looking to settle down or invest, this property on Netherby Rise is a fantastic opportunity not to be missed.

Entrance Hallway
Door to front and staircase to first floor landing.

Lounge
11'8 x 18'7 (3.56m x 5.66m)
Bay windows to side with additional side window. Feature fireplace, coving to ceiling and wood flooring.

Dining Room
12'7 x 7'7 (3.84m x 2.31m)
Open aspect room split between dining area with plenty of space for a table and chairs, coving to ceiling and a radiator. Further seating area towards the rear of the room with double doors to the rear garden,

Kitchen
19'11 x 12'7 (6.07m x 3.84m)
Window and door to rear, fitted with wall, base and drawer units, sink sink with mixer ta and space for a Range style cooker with extractor over. Space for a dishwasher, washing machine and American style fridge freezer. Space for a small bistro seating area and tiled floor.

Ground Floor Cloaks
Obscure window to side, low level w/c and wash hand basin in vanity. Heated towel rail and part tiled walls.

First Floor Landing
Window to side.

Bedroom One
9' x 11'1 (2.74m x 3.38m)
Window to side and access to en-suite.

En-Suite
Double walk in shower cubicle, wash hand basin in vanity and low level w/c. with heated towel rail and part tiled walls.

Bedroom Two
9'5 x 11'1 (2.87m x 3.38m)
Window to rear

Bedroom Three
12'6 x 7'1 (3.81m x 2.16m)
Window to rear

Bedroom Four
11'11 x 7'1 (3.63m x 2.16m)
Window to front

Bathroom

Garage
17'5 x 9'10 (5.31m x 3.00m)

Externally
To the front the open plan garden area is mainly laid to lawn with established shrubs. The drive is block paved and will allow parking for two vehicles and access to the garage. There is also gated access to the rear.
To the rear is a west facing garden with lawn and patio area with well stocked borders and rear access to the garage.

Tenure
Freehold

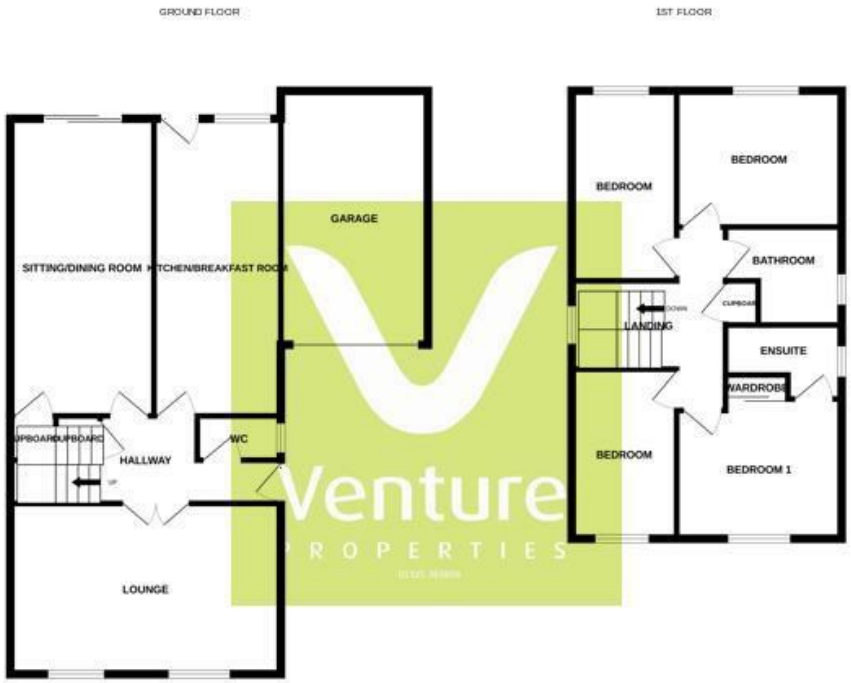
Property Details
Local Authority Darlington
Council Tax Band: E
Annual Price: £3,048
Conservation Area No
Flood Risk Very low
Floor Area 1,302 ft 2 / 121 m 2
Plot size 0.07 acres
Mobile coverage

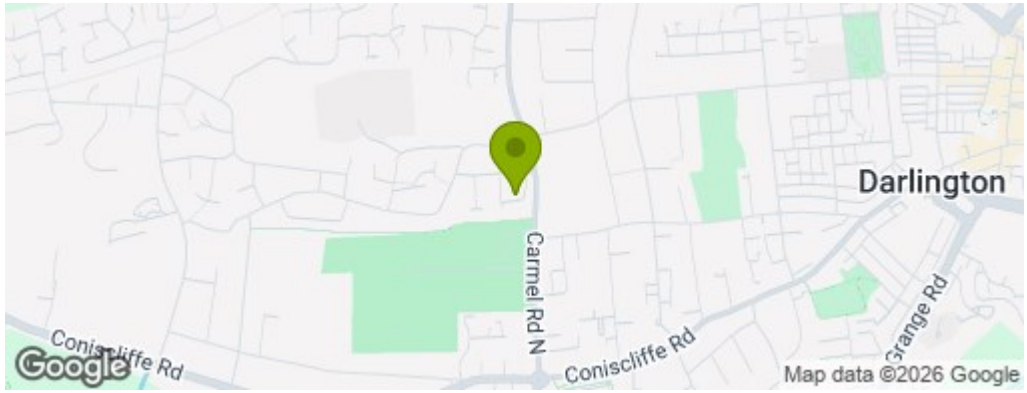
EE
Vodafone
Three
O2
Broadband

Basic
14 Mbps
Superfast
80 Mbps
Ultrafast
1000 Mbps
Satellite / Fibre TV Availability

BT
Sky
Virgin

Note
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Property Information

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