

Stonehaven Way

Darlington DL1 3RG

Offers In Excess Of £230,000

Venture PROPERTIES







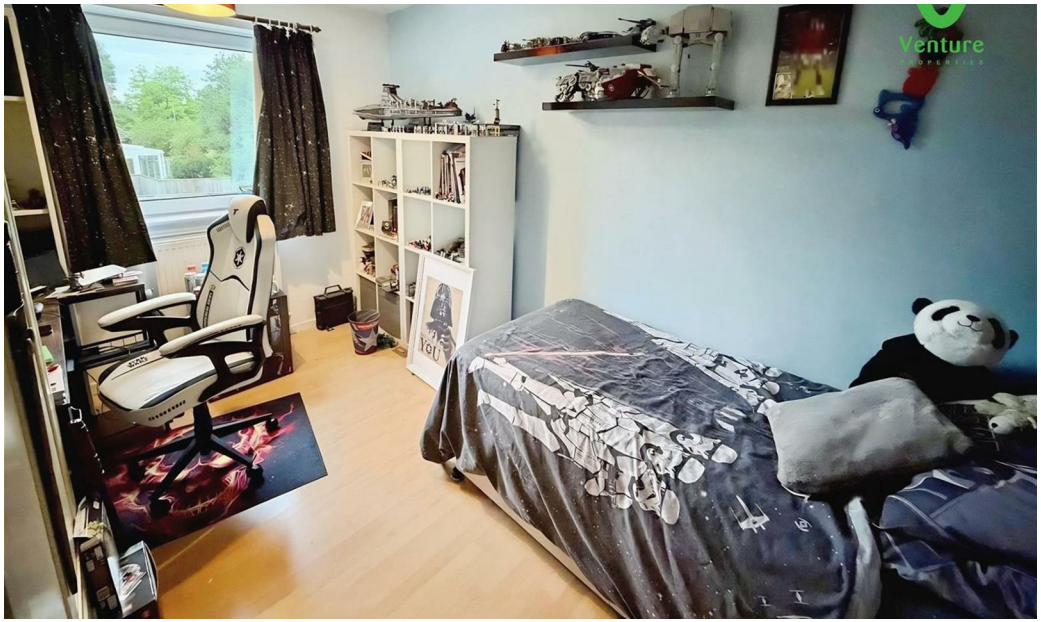


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Stonehaven Way

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- Four Bedroom Property
- Gardens to Front and Rear
- Excellent Travel & Transport Links
- Whinfield Area of Darlington
- Conservatory
- Viewing Recommended
- Off Street Parking & Garage
- Close to All Amenities
- Council Tax Band D

Welcome to the desirable Stonehaven Way, Darlington, this splendid detached house offers a perfect blend of comfort and style. With four generously sized bedrooms, this property is ideal for families seeking ample living space. The home boasts four reception rooms, providing versatile areas for relaxation, entertainment, or even a home office.

The heart of the home is enhanced by a delightful conservatory, which invites natural light and offers a serene space to enjoy the garden views throughout the seasons. The well-appointed bathroom and ground floor cloakroom ensures convenience for all residents and guests alike.

For those with vehicles, the property features off-street parking, along with a garage, making it easy to accommodate family and visitors.

This charming residence is not only spacious but also well-located, making it a fantastic opportunity for anyone looking to settle in a welcoming community. We highly recommend a viewing to fully appreciate all that this property has to offer.

Entrance Hall
Upvc door to front, staircase to first floor landing with storage under and radiator.

Lounge
15'8 x 10'4 (4.78m x 3.15m)
French doors to rear, electric fire and radiator.

Dining Room
9'10 x 8'9 (3.00m x 2.67m)
Upvc double glazed window to side and radiator.

Kitchen
11'8 x 8'9 (3.56m x 2.67m)
Upvc double glazed window to front, fitted with wall, base and drawer units, electric hob and eye level oven. Sink with mixer tap, integrated dishwasher, radiator and composite door to side.

Study
8'10 x 6'6 (2.69m x 1.98m)
Upvc double glazed window to rear and radiator.

Conservatory
18'5 x 7'11 (5.61m x 2.41m)
Fully double glazed with French doors to side and door to rear. Radiator.

Ground Floor Cloaks
Upvc double glazed window to side, w.c, wash hand basin and radiator. There is also space for a washing machine.

First Floor Landing
Upvc double glazed window to side and access to loft.

Bedroom One
15'3 x 8'11 (4.65m x 2.72m)
Upvc double glazed window to front and radiator.

Bedroom Two
13'2 x 8'11 (4.01m x 2.72m)
Upvc double glazed window to rear and radiator.

Bedroom Three
10'5 x 8'7 (3.18m x 2.62m)
Upvc double glazed window to rear and radiator.

Bedroom Four
10'5 x 6'8 (3.18m x 2.03m)
Upvc double glazed window to front, fitted wardrobes and radiator.

Bathroom
Upvc double glazed window to side, bath, shower cubicle, w.c and wash hand basin. Radiator.

Externally
To the front is a low maintenance garden.
To the rear is laid to lawn with a patio area and dingle detached garage.

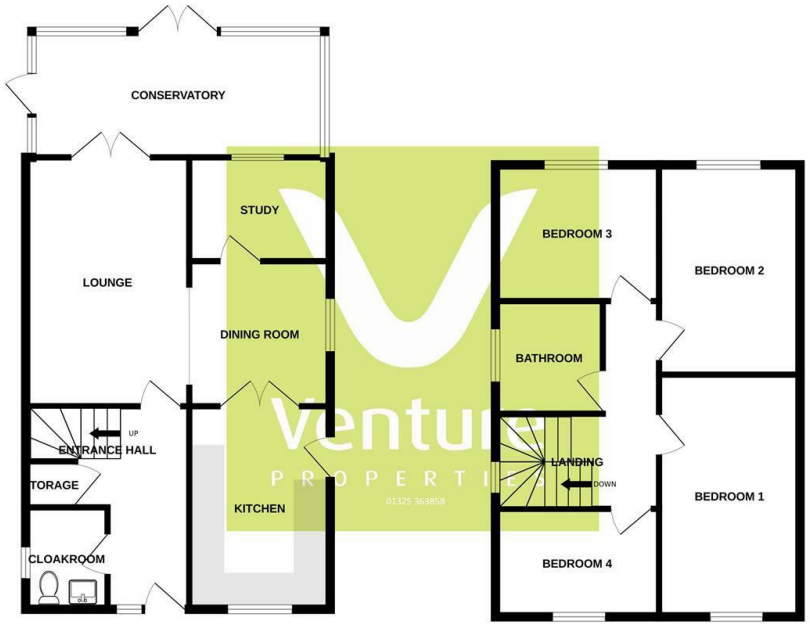
Tenure
Freehold

Property Details
Local Authority: Darlington
Council Tax Band: D
Annual Price: £2,494
Conservation Area No
Flood Risk Very low
Floor Area 1,173 ft 2 / 109 m 2
Plot size 0.09 acres (2 Plots)
Mobile coverage
EE
Vodafone
Three
O2
Broadband
Basic
2 Mbps
Superfast
47 Mbps
Ultrafast
1800 Mbps
Satellite / Fibre TV Availability
BT
Sky
Virgin

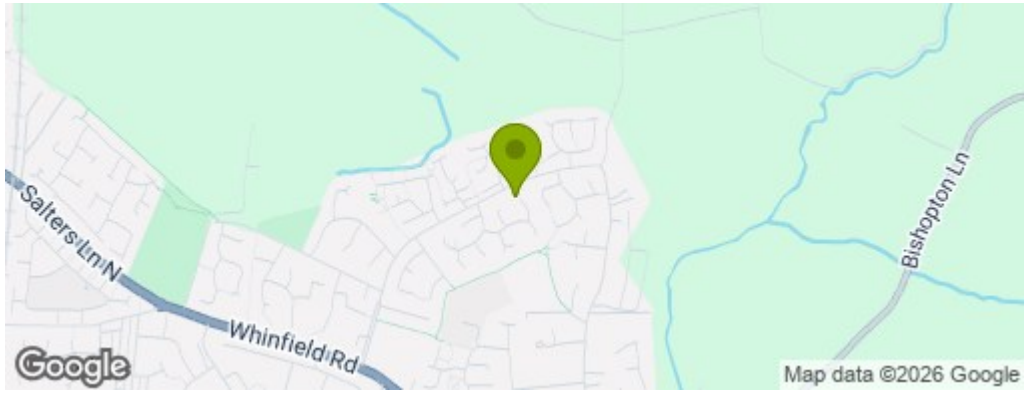
Note
IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification 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.

GROUND FLOOR

1ST FLOOR



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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