Nursery End

Darlington DL2 3XH

£395,000

Venture
PROPERTIES

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Nursery End

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x 4 x 2 x 3

- Four Bedroom Detached Property
- Energy Efficient Solar Panels
- Council Tax Band F
- Village Surroundings
- Enclosed Garden to Rear
- EPC Rating C
- Garage & Off Street Parking
- Well Presented

Located in the charming village of Ingleton, Darlington, this delightful detached house offers a perfect blend of comfort and convenience. With four spacious bedrooms, this property is ideal for families seeking a serene yet accessible location. The house boasts two well-appointed bathrooms, ensuring ample facilities for all residents.

Upon entering, you will find two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. Additionally, a third reception room provides further versatility, allowing for a home office, playroom, or additional living space to suit your needs.

The property is complemented by a detached double garage, providing secure parking and extra storage options. With parking available for up to four vehicles, you will never have to worry about finding a space for your cars.

Some of the standout features of this home are the benefit of solar panels and its no onward chain status, making the buying process straightforward and hassle-free. The village of Ingleton offers a peaceful atmosphere while still being conveniently located for access to local amenities and transport links.

This property presents an excellent opportunity for those looking to settle in a welcoming community. With its generous living space and desirable location, it is not to be missed.

Entrance Hall
Composite door to front, staircase to first floor landing and radiator.

Lounge
16'6 x 11'11 x 11'3 (5.03m x 3.63m x 3.43m)
Upvc double glazed bay window to front and window to rear, storage cupboard and radiator.

Dining Room
13'1 x 8'10 (3.99m x 2.69m)
Upvc double glazed window to front and radiator.

Study
8'9 x 8' (2.67m x 2.44m)
French doors to rear.

Kitchen
13'10 x 8' (4.22m x 2.44m)
Upvc double glazed window to front, fitted wall, base and drawer units, stainless steel sink with mixer tap, electric hob and oven, integrated fridge freezer and dishwasher. Radiator.

Utility Room
Base units, stainless steel sink, space for a washing machine, radiator and door to side.

Ground Floor Cloaks
Upvc double glazed obscure window to front, w.c, wash hand basin and radiator.

First Floor Landing
With storage cupboard and access to loft.

Bedroom One
14'5 x 9'11 (4.39m x 3.02m)
Two Upvc double glazed windows to front, fitted wardrobes and radiator.

En-Suite
Upvc double glazed obscure window to side, shower cubicle, wash hand basin and w.c. Radiator.

Bedroom Two
10'3 x 9'6 (3.12m x 2.90m)
Upvc double glazed window to rear and radiator.

Bedroom Three
12'8 x 8'0 (3.86m x 2.44m)

Bedroom Four
8'9 x 8'2 (2.67m x 2.49m)
Upvc double glazed window to rear and radiator.

Bathroom
Upvc double glazed obscure window to rear, panelled bath, wash hand basin, w.c and radiator.

Tenure
Freehold

Externally
To the front there is off street parking and access to a double garage via electric doors.
To the rear is mainly laid to lawn with patio area and large shed / workshop.

Property Details
Local Authority: Durham
Council Tax Band: F
Annual Price: £3,788
Conservation Area No
Flood Risk Very low
Floor Area 0 ft 2 / 0 m 2
Plot size 0.10 acres
Mobile coverage

EE
Vodafone
Three
O2

Broadband

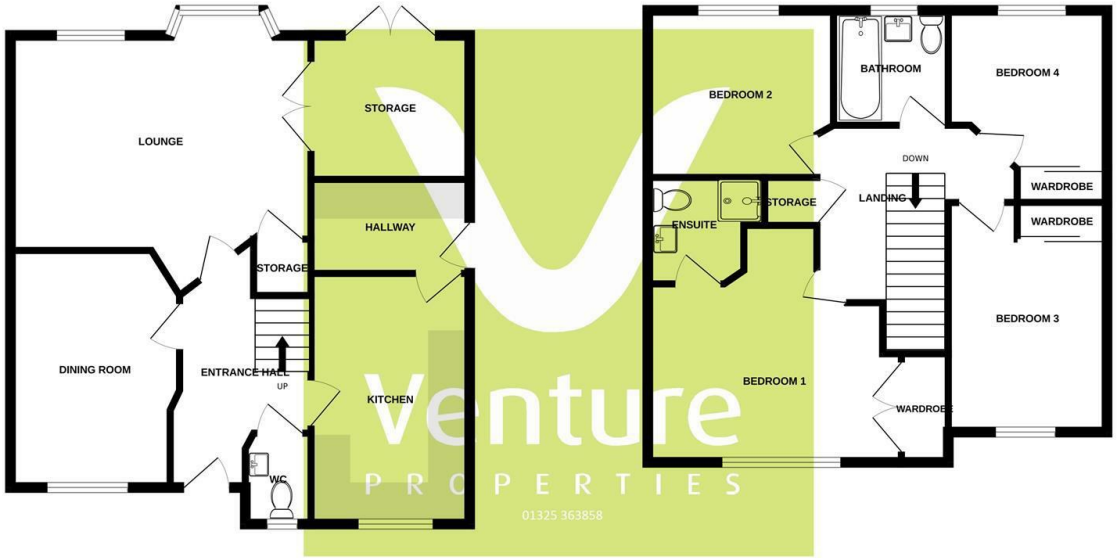
Basic
5 Mbps
Superfast
80 Mbps
Satellite / Fibre TV Availability

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.

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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