





Brankin Drive

Darlington DL1 4LH

Offers Over £190,000

Venture PROPERTIES









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Brankin Drive

Darlington DL1 4LH



- Four Bedroom Semi-Detached Property
- Ideal Family Home
- Council Tax Band B
- Eastbourne Area of Darlington
- Close to A Number of Amenities
- EPC Rating tbc
- Gardens And Driveway
- Viewing Recommended - No Chain
- Recently Refurbished To A High Standard

Beautifully Refurbished Four Bedroom Semi-Detached Home – Brankin Drive, Eastbourne, Darlington

Situated in the popular Eastbourne area of Darlington, this beautifully refurbished four-bedroom semi-detached property offers spacious and versatile accommodation, making it an ideal home for growing families.

Recently refurbished to a high standard throughout, the property combines modern styling with generous living space, creating a welcoming home ready for its new owners to move straight into.

Upon entering, you are greeted by a spacious and inviting reception room, providing the perfect setting for relaxing with family or entertaining guests. A second reception room offers excellent additional versatility and could be utilised as a formal dining room, family room or home office.

The property further benefits from four well-proportioned bedrooms, offering comfortable accommodation for the whole family.

Externally, the property enjoys both front and rear gardens, providing pleasant outdoor spaces ideal for families, entertaining or simply enjoying the warmer months. Off-street parking can be located to the front.

Early viewing is highly recommended to fully appreciate the accommodation on offer, where the discerning purchaser can not fail to be impressed. Offered to the market with no onward chain.

Entrance Hall

With a composite front door opening out into a spacious hallway with access to ground floor rooms and stairs to the first floor.

Cloaks/WC

The cloakroom is compact and practical, featuring a small sink and toilet. The walls are decorated with a stylish vertical striped wallpaper in neutral tones, and a frosted window allows for light and ventilation.

Lounge

11'8" x 14'0" (3.58 x 4.29)

A light and airy room siuated to the front with double glazed window, feature flooring, feature fireplace with inset fire, double doors opening up into :-

Dining Area

11'3" x 12'4" (3.43 x 3.76)

Connected to the lounge by glass-panelled double doors, the dining room offers a generous space with a large window overlooking the side of the property, allowing plenty of natural light to fill the room. The light wood-effect flooring and neutral walls create a blank canvas ready for your personal touch.

Kitchen

7'6" x 17'3" (2.29 x 5.28)

A modern, newly fitted kitchen with a range of wall and floor units with contrasting work surfaces, integrated oven and hob with overhead extractor unit, double-glazed window to side elevation and double-glazed French doors leading out to the pleasing rear garden.

First Floor Landing

Bedroom One

14'2" x 10'5" (4.34 x 3.20)

Bedroom 1 is a spacious and bright room with light carpeting and white walls. A large window offers views to the front, filling the space with natural light. The room provides a calm and restful atmosphere, ideal for a main bedroom.

Bedroom Two

8'7" x 10'11" (2.64 x 3.35)

Bedroom 2 is a comfortable double bedroom featuring light wood-effect flooring and white walls. A window lets in plenty of natural light and overlooks the garden, making this a pleasant room to wake up in.

Bedroom Three

7'8" x 7'8" (2.34 x 2.36)

Bedroom 3 is a smaller bedroom with neutral carpeting and white walls. A window provides light and views to the side of the property, making this room suitable for use as a guest room or study.

Bathroom

A stunning modern white fitted suite with panelled bath with overhead shower, wash hand basin set within a vanity unit and low-level WC. Towel rail heater and storage cupboard.

Second Floor

Bedroom Four

12'11" x 13'3" (3.96 x 4.04)

Bedroom 4 is a generous loft room with a pitched ceiling and a large skylight, filling the room with natural light. Carpeted for comfort, this versatile room offers plenty of space and could be used as a bedroom, office, or play area.

Externally

The rear garden is well-maintained and private, featuring a paved patio area that leads to a large, neatly kept lawn bordered by raised beds. The garden is fully enclosed by dark fencing, providing a safe and peaceful outdoor space ideal for relaxing or entertaining. Off-street parking can be located in front of the home.

Tenure

Freehold

Property Details

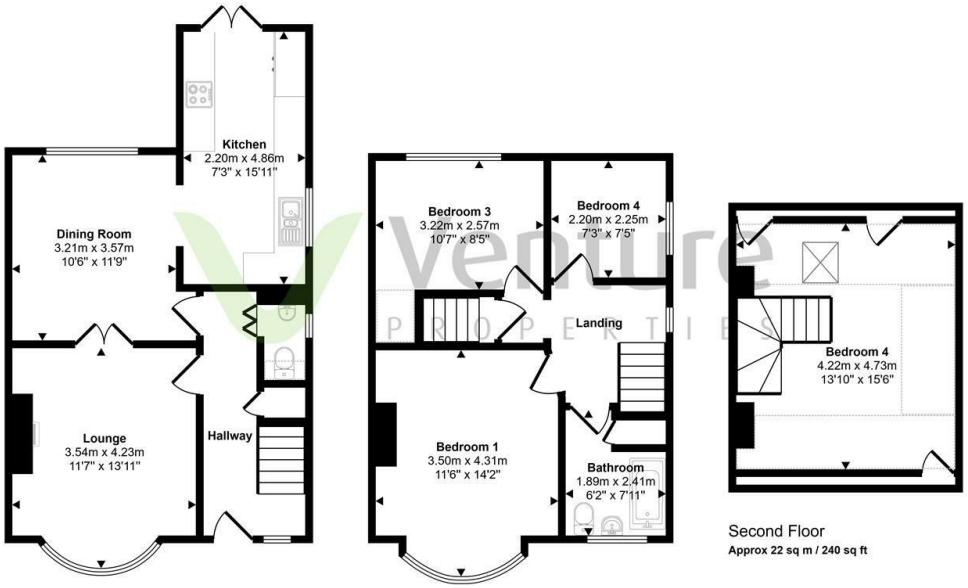
Local Authority: Darlington
Council Tax Band: B
Annual Price: £1,940
Conservation Area No
Flood Risk Very low
Floor Area 0 ft 2 / 0 m 2
Plot size 0.05 acres
Mobile coverage
EE
Vodafone
Three
O2
Broadband
Basic
3 Mbps
Superfast
80 Mbps
Ultrafast
10000 Mbps
Satellite / Fibre TV Availability

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.

Approx Gross Internal Area
111 sq m / 1197 sq ft



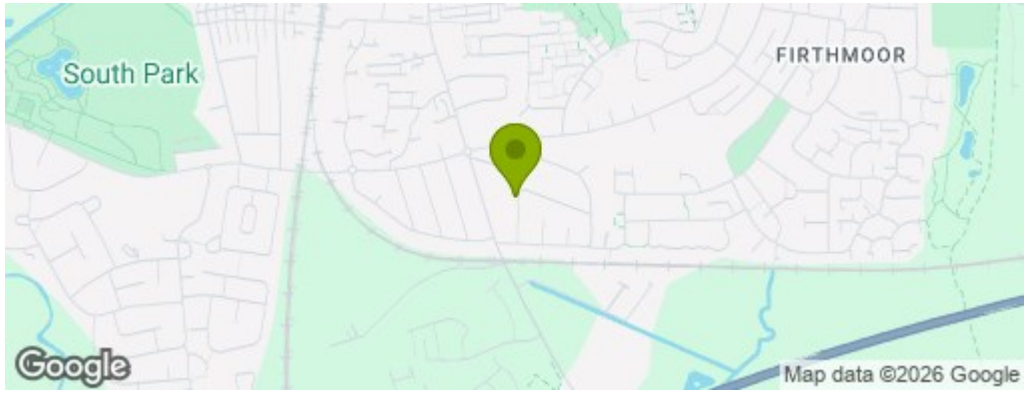
Ground Floor
Approx 47 sq m / 509 sq ft

First Floor
Approx 42 sq m / 448 sq ft

Second Floor
Approx 22 sq m / 240 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Property Information

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