

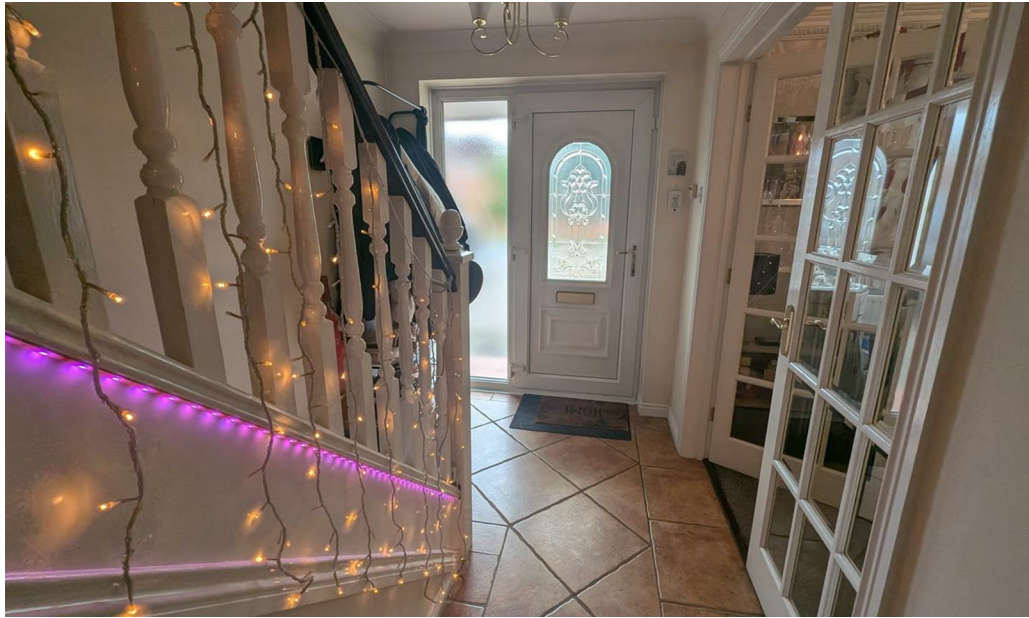


Oakwood Drive

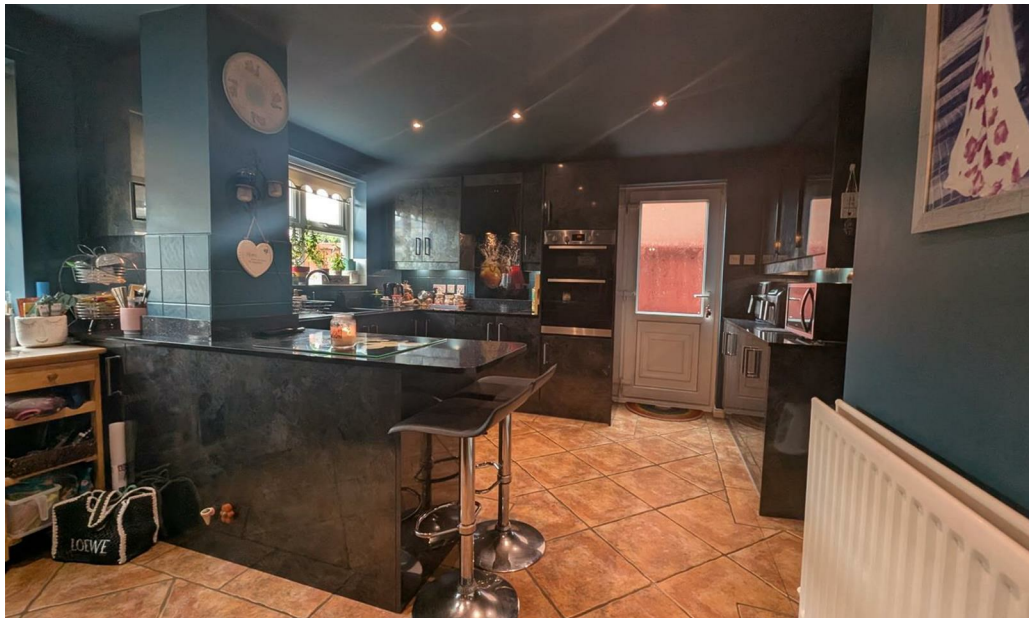
Darlington DL1 3TB

Offers Over £365,000





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Oakwood Drive

Darlington DL1 3TB



- Four Bedroom Detached Property
- Gardens To Front & Rear
- Close to Amenities

- Springfield Area of Darlington
- Conservatory
- Viewing Highly Recommended

- Off Street Parking
- Summer House
- Council Tax Band E

In the desirable Harrowgate Hill area of Darlington, this splendid detached house on Oakwood Drive offers a perfect blend of comfort and style. With four spacious bedrooms, this property is ideal for families seeking ample living space. The four reception rooms provide versatility, allowing for both relaxation and entertainment, whether it be a cosy family gathering or a more formal occasion.

The house boasts two well-appointed bathrooms, ensuring convenience for all residents. Off-street parking for two vehicles, adds to the practicality of this home, making it easy to come and go without the hassle of street parking.

One of the standout features of this property is the large summerhouse located in the rear garden. This charming addition offers a wonderful space for leisure activities, hobbies, or simply enjoying the outdoors in a tranquil setting. There is also a fully functioning security system in place.

With its prime location in a popular neighbourhood, this home is not only a comfortable living space but also a gateway to the vibrant community of Darlington. Whether you are looking to settle down or invest, this property presents an excellent opportunity to enjoy a high quality of life in a sought-after area. Do not miss the chance to make this lovely house your new home.

Entrance Hall

Door to front, staircase to first floor landing with storage under, double doors to lounge and radiator.

Lounge

19'06 x 18'03 (5.94m x 5.56m)

Upvc double glazed window to front, deep coving to ceiling, fireplace with double doors to dining room, radiator.

Dining Room

11'11 x 8'10 (3.63m x 2.69m)

Sliding doors to rear, space for a table and chairs, laminate flooring and radiator.

Conservatory

12'05 x 9'02 (3.78m x 2.79m)

Double doors to rear and vinyl floor.

Kitchen / Diner

13'05 x 12'08 (4.09m x 3.86m)

Two windows to rear, fitted Wren kitchen with wall, base and soft close drawer units, including retractable larder and integrated dishwasher. Composite sink with mixer tap, integrated hob and double oven with fixed extractor over. Tiled floor, spotlights to ceiling and door to side.

Utility Room

Window to side, space for a washing machine and fridge freezer.

Study

10'02 x 8'05 (3.10m x 2.57m)

Window to front and laminate floor.

Ground Floor Cloaks

Low level w/c, wash hand basin and radiator.

First Floor Landing

Storage cupboard.

Bedroom One

15'01 x 11'01 (4.60m x 3.38m)

Fitted wardrobes and laminate flooring. Access to dressing area.

Dressing Area

Fitted cupboards.

En-Suite

Window to front, walk in shower with seat, low level w/c, wash hand basin, fully tiled walls and tiled floor, spotlights to ceiling and heated towel rail

Bedroom Two

13'01 x 8'09 (3.99m x 2.67m)

Window to rear, Mod Uk open plan wardrobes and drawers. Radiator.

Bedroom Three

9'09 x 7'02 (2.97m x 2.18m)

Window to rear and fitted wardrobes. Radiator.

Bedroom Four

Window to rear and fitted wardrobes. Radiator.

Bathroom

Window to rear, panelled bath with separate shower, wash hand basin and back to wall w/c in vanity, tiled walls and flooring with heated towel rail.

Externally

To the front there is a drive for off street parking and gated access to rear.
To the rear is laid to both lawn and patio, with a summerhouse and outdoor tap.

Summerhouse

20'01 x 10' (6.12m x 3.05m)

With double doors, power & Light

Tenure

Freehold

Property Details

Local Authority: Darlington

Council Tax Band: E

Annual Price: £3,048

Conservation Area No

Flood Risk Very low

Floor Area 0 ft 2 / 0 m 2

Plot size 0.07 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

11 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

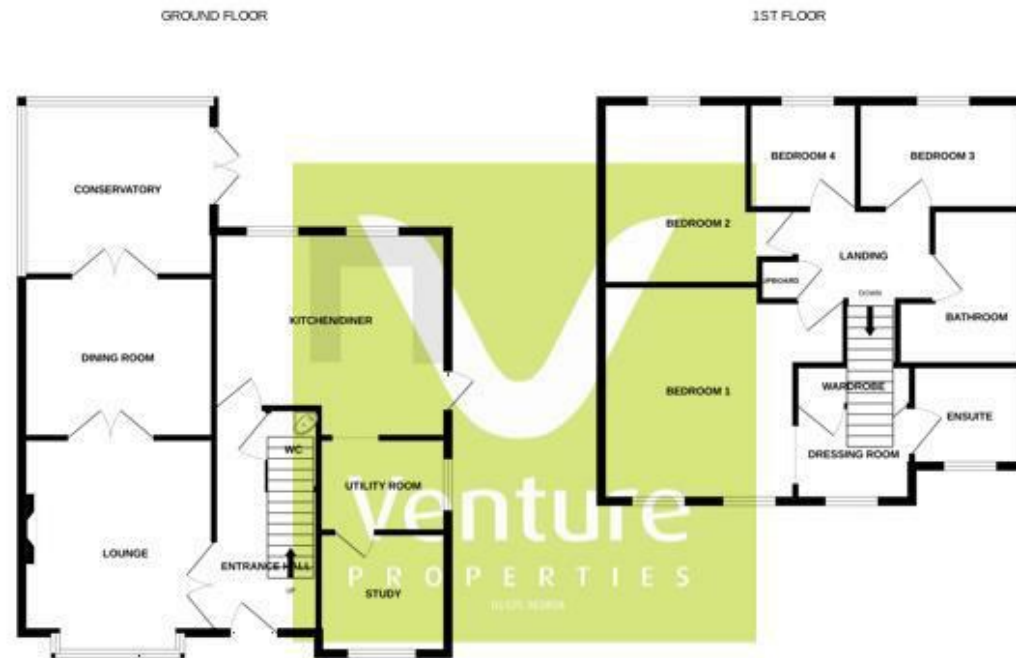
BT

Sky

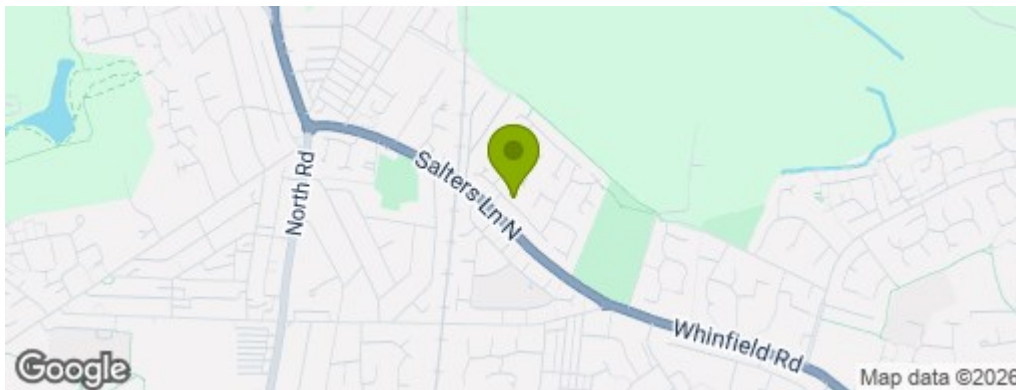
Virgin

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.



While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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

01325 363858

45 Duke Street, Darlington, County Durham, DL3 7SD
sales@venturepropertiesuk.com