



VENTURE
PLATINUM

Westfield Drive | Darlington
£305,000



Ideally suiting family occupation we have pleasure in offering for sale this four bedroom link detached property situated just off Nunnery Lane in this particularly quiet residential cul-de-sac in the sought after West End of Darlington. The home is ideally placed for the amenities in both Cockerton Village, bus routes, GP Surgery and popular schools including Carmel, Hummersknott and a selection of local primary schools including Abbey and Mowden.

The property is offered to the market with no onward chain and in our opinion would make a perfect family home, offering versatile family living and entertaining space both in and outdoors. To the ground floor viewers will find two reception rooms, a replaced modern kitchen and a dining room, together with the garden room and w.c. To the first floor are four bedrooms and a family bathroom. Externally there are gardens to the front and rear, garage and off street parking.

Viewing is highly recommended.

Entrance Hallway

With Upvc door, radiator and staircase to the first floor.

Lounge 5.31m x 3.86m (17'05 x 12'08)

With Upvc double glazed window to the front, radiator and coving to the ceiling.

Dining Room 4.22m x 3.00m (13'10 x 9'10)

With radiator, coving to ceiling and double doors leading into the garden room.

Garden Room 3.94m x 3.02m (12'11 x 9'11)

With double doors to the side and wall heater.

Kitchen 3.63m x 3.00m (11'11 x 9'10)

With Upvc double glazed window to the rear. Fitted with a range of Cappuccino Durtona wall, base and drawer units with Corian work surfaces and matching splash backs. One and a half composite sink unit with mixer taps, integrated NEFF hob NEFF oven, NEFF microwave, integrated dishwasher Ceiling spotlights.

Ground Floor Cloakroom

With a low level w.c. and wash hand basin within vanity unit and storage above, tiled flooring and radiator.

Staircase/Landing

With Upvc double glazed window to the side, airing cupboard with shelving.

Bedroom One 4.24m x 3.05m (13'11 x 10'00)

With Upvc double glazed window to the rear, fitted wardrobes, shelving and radiator.

Bedroom Two 3.58m x 3.05m (11'09 x 10')

With Upvc double glazed window to the front, fitted wardrobes, shelving and radiator.

Bedroom Three 3.10m x 3.02m (10'02 x 9'11)

With Upvc double glazed window to the front, fitted wardrobes and radiator.





Bedroom Four 2.67m x 2.64m (8'09 x 8'08)

With Upvc double glazed window to the rear, fitted wardrobes and fixed bed and radiator.

Family Bathroom

Fitted with a modern white suite comprising panelled bath with shower over, low level w.c. and wash hand basin within vanity unit, heated towel rail, tiled flooring and part tiled walls.





Garage

With remote controlled roller door and pedestrian access to the rear, with power and light and utility area.

Externally

There is an open plan garden to the front with off street parking for two vehicles. The rear garden is laid to lawn with patio area, raised beds and outside water supply.

Council Tax Band

Band E

Tenure

This property is Freehold

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





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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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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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