



VENTURE  
PLATINUM



# Largo Gardens | Darlington





This well presented four bedroom detached property is located on the popular Ashbrooke development in the Harrowgate Hill area of Darlington. The property has undergone a series of improvements to include newly fitted windows, front and rear doors, electric garage door, replaced boiler and radiators. The fence and driveway have also been replaced.

The property lies within easy reach of major road links in and out of Darlington including the A19, A66 and A1M both north and south.

In our opinion the property would make the perfect family home and viewing is recommended.

#### Entrance Hall

Upvc door to the front, tiled flooring.

#### Lounge 4.67m x 3.56m (15'4 x 11'8)

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

#### Kitchen/Breakfast Room 4.27m x 3.96m (14' x 13')

Upvc double glazed bay window and double doors to the rear, fitted with a range of walnut wall, base and drawer units, contrasting work surfaces, porcelain sink unit with mixer tap, New York style tiled walls, space for Range oven, space for dishwasher, space for washing machine, space for fridge/freezer, Baxi boiler and space for table and chairs.

#### Snug/Dining Room 3.18m x 2.90m (10'5 x 9'6)

A versatile room with Upvc double glazed window to the rear, coving to ceiling and tiled flooring.

#### Ground Floor Cloaks

With low level wc, wash hand basin

#### First Floor

Landing. With airing cupboard.

#### Bedroom 1 4.14m x 3.61m (13'7 x 11'10)

Upvc double glazed window to the front, radiator, double wardrobes.

#### En-Suite

Re-fitted with a suite comprising shower cubicle with waterfall head and spray, wash hand basin in vanity unit, low level wc, gloss tiled flooring, heated towel rail, part tiled walls.

#### Bedroom 2 3.23m x 2.92m (10'7 x 9'7)

Upvc double glazed window to the rear, radiator, double wardrobes.

#### Bedroom 3 3.18m x 2.08m (10'5 x 6'10)

Upvc double glazed window to the rear, laminate flooring, radiator.

#### Bedroom 4 2.24m x 2.06m (7'4 x 6'9)

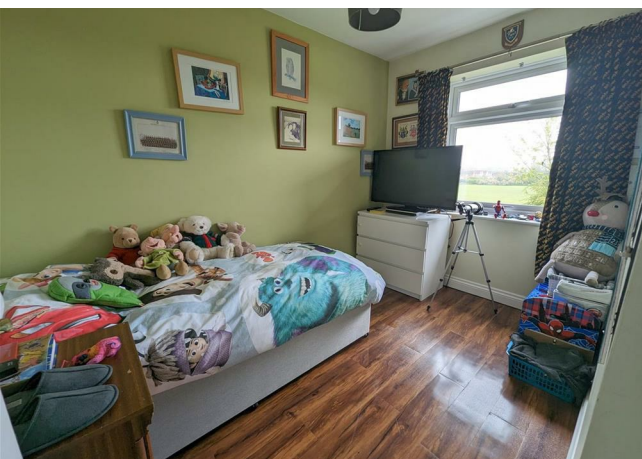
Upvc double glazed window to the rear and radiator.

#### Bathroom

Fitted with a white suite comprising panelled bath with shower over with spray and mixer tap, low level wc, wash hand basin and window to the rear.







#### Externally

There is a garage with up and over door, power and light and off street parking for two cars. There is also a pedestrian door to the rear. The front garden has astro turf and raised flower beds. The rear garden has astro turf, decking and paved areas, outside water tap, raised beds, apple and plum trees and outside electric supply. There is also gated access into the field at the rear.







**Council Tax**  
Band E

**Tenure**  
This property is freehold

**Note**

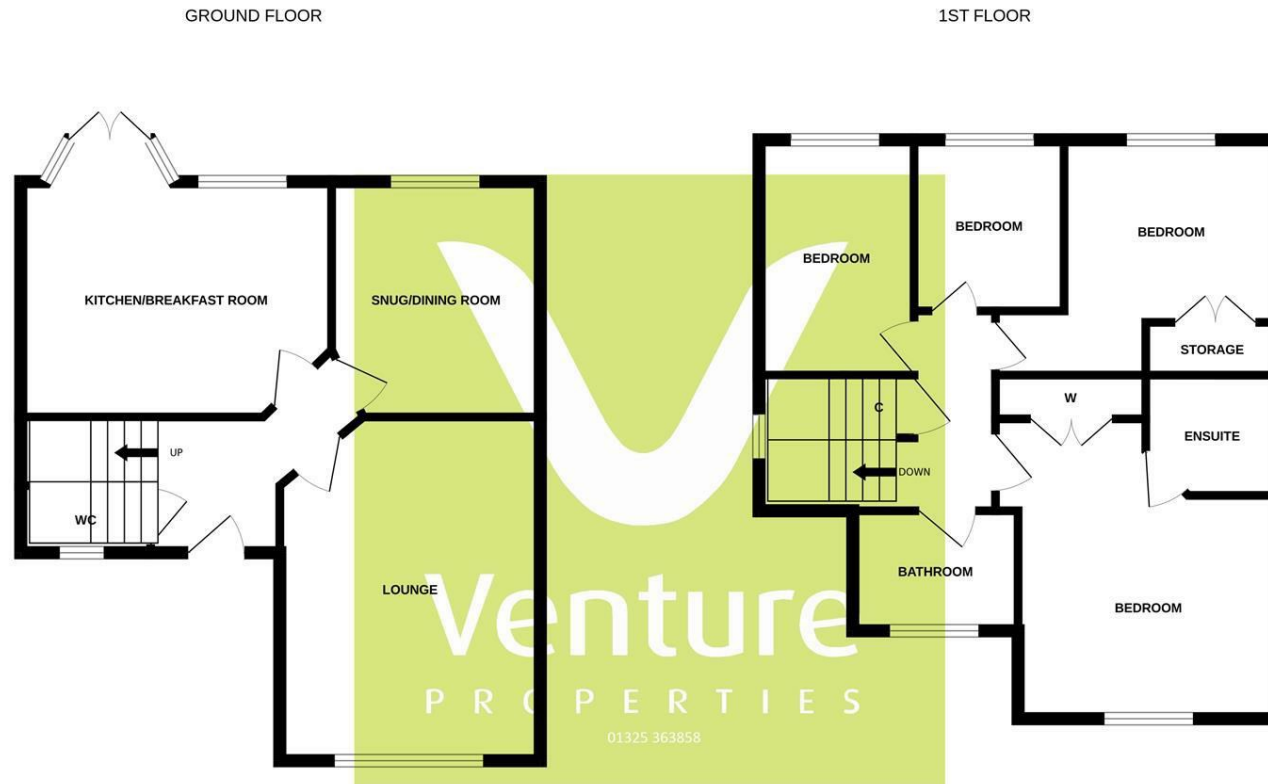
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guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also 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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