



VENTURE
PLATINUM

Browdie Road | Darlington
Offers In Excess Of £257,950



We're delighted to offer this immaculately presented, newly constructed, four bedroom detached property with no onward chain constructed by Esh Homes and lies within easy reach of many amenities in the West Park area including Marks and Spencer Food Hall, Aldi, schooling and access out onto the main road links both North and South. The property has its remaining NHBC Warranty

The property offers excellent versatile family living and entertaining space both in and outdoors and would suit a variety of purchasers looking for the perfect home.

Viewing is highly recommended.

Entrance Hall

With composite door to the front, upvc double glazed window to the side and staircase to the first floor.

Lounge 4.14m x 3.20m (13'7 x 10'6)

Upvc double glazed window to the front, radiator.



Kitchen/Diner 5.74m x 2.95m (18'10 x 9'8)

Upvc double glazed window to the rear, fitted with a range of wall, base and drawer units, contrasting work surfaces, 4 ring gas hob, eye level oven, integrated dishwasher, integrated fridge/freezer, sink unit with mixer tap, under stairs storage cupboard, two radiators and bi-folding doors to the rear.

Utility Room 1.91m x 1.60m (6'3 x 5'3)

Fitted with floor units, integrated washer, composite door to garden, radiator.



Cloaks

With a low level wc and wash hand basin, upvc double glazed window to the side.

First Floor

Landing. With access to the loft, storage cupboard.

Bedroom 1 3.25m x 3.05m (10'8 x 10')

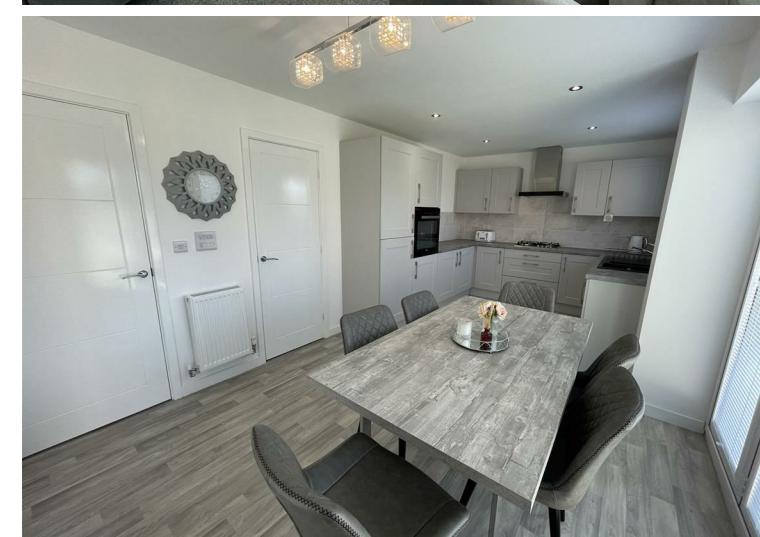
Upvc double glazed window to the front, fitted wardrobes and radiator.

En-Suite

Upvc double glazed window to the front, fitted with a shower cubicle, low level wc, wash hand basin and vertical radiator.

Bedroom 2 3.71m x 3.10m (12'2 x 10'2)

Upvc double glazed window to the front and radiator.



Bedroom 3 3.10m x 2.24m (10'2 x 7'4)

Upvc double glazed window to the rear and radiator.

Bedroom 4 3.45m x 2.39m (11'4 x 7'10)

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



Bathroom

Upvc double glazed window to the rear, fitted with a suite comprising bath, low level wc, wash hand basin, vertical radiator, part tiled walls and vinyl flooring.

Externally

To the front of the property there is a pebbled area and a block paved driveway leading to an integral garage. To the rear there is a low maintenance garden with artificial grass and decking area.





Council Tax
Band D

Tenure
This property is freehold

Note

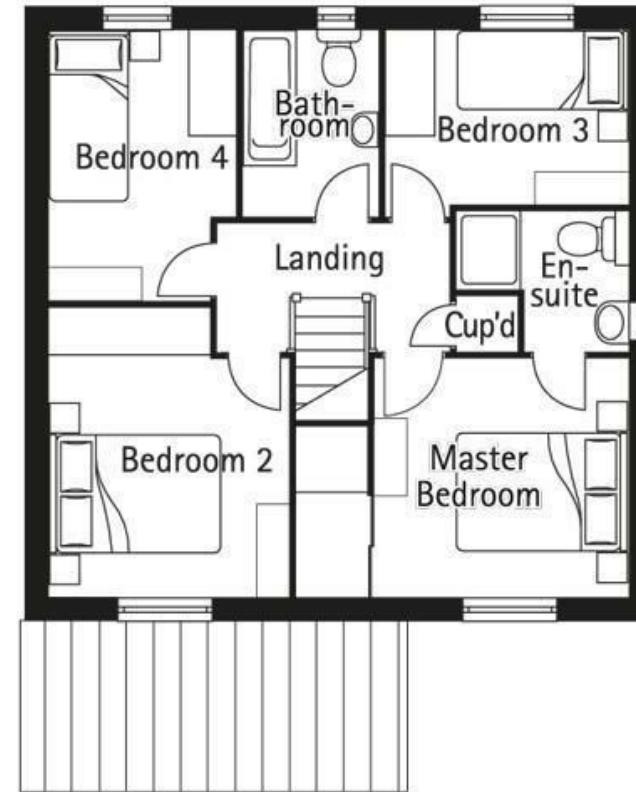
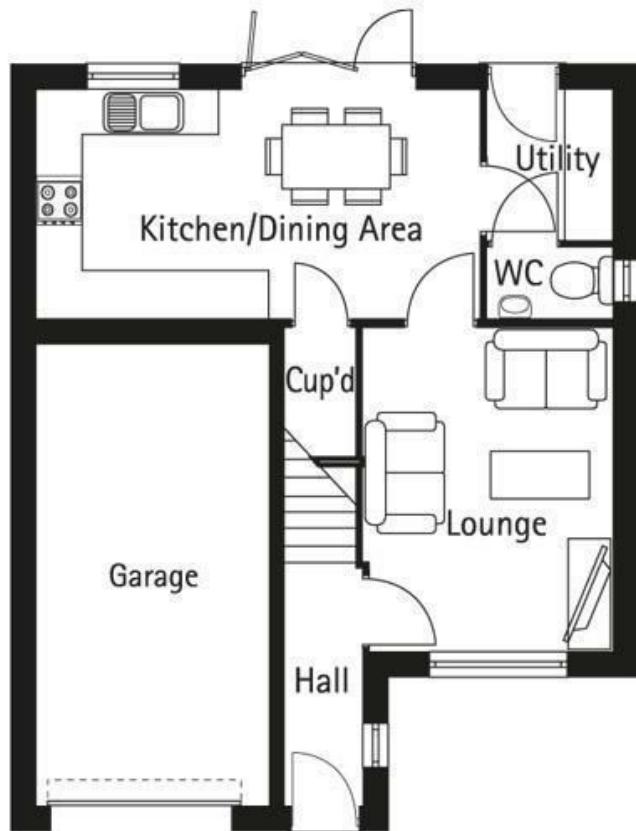
IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification 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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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.