



VENTURE  
PLATINUM



# Redruth Drive | Darlington





This well presented updated and improved four bedroom detached property is located in the sought after Harrowgate Farm development in the Harrowgate Hill area of Darlington allowing easy reach to the A66 , A19 and A1 north and south, bus routes and other amenities.

The property has been improved by the current owners and benefits from gas central heating, upvc double glazing, garden room, modern kitchen, en-suite to main bedroom together with a family bathroom. There are well maintained gardens to the front and rear with off street parking. No onward Chain.

Viewing is recommended.

#### Entrance Hallway

With composite door to the front, Karndean floor, radiator and staircase to the first floor.

#### Lounge 5.31m x 3.18m (17'5 x 10'5)

Upvc double glazed bay window to the front, radiator, Karndean flooring, feature fireplace with electric fire, coving to ceiling and radiator. Double doors into dining room.

#### Dining Room 2.74m x 2.69m (9' x 8'10)

With radiator, Karndean flooring and coving to ceiling. Doors into the garden room.

#### Garden Room 3.76m x 2.69m (12'4 x 8'10)

With double doors out to the rear, Karndean flooring.

#### Kitchen 3.35m x 2.67m (11' x 8'9)

Upvc double glazed window to the rear, fitted with a range of modern cream wall, base and drawer units, contrasting work surfaces, four ring AEG hob, oven and extractor, integrated dishwasher, integrated fridge, stainless steel sink unit, Karndean flooring.

#### Utility Room

With door to the rear, integrated freezer, integrated washing machine, concealed boiler and stainless steel sink unit with mixer tap.

#### Ground Floor Cloaks

With low level wc, wash hand basin in vanity unit, Karndean flooring and upvc double glazed window to the side.

#### First Floor

Landing.

#### Bedroom 1 3.45m x 3.18m (11'4 x 10'5)

Upvc double glazed window to the front, Karndean flooring, fitted wardrobes.

#### En-Suite

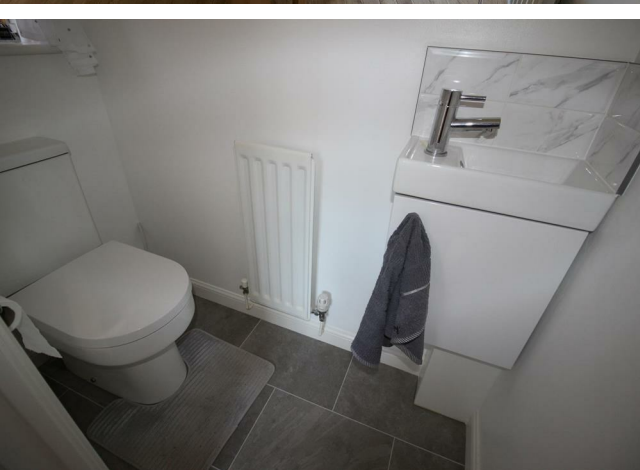
Fitted with a suite comprising shower cubicle, low level wc, wash hand basin, Karndean flooring, heated towel rail, part tiled walls and upvc double glazed window to the front.

#### Bedroom 2 3.56m x 2.62m (11'8 x 8'7)

Upvc double glazed window to the front, Karndean flooring and radiator.







**Bedroom 3 2.67m x 3.12m (8'9 x 10'3)**  
Upvc double glazed window to the rear, radiator, fitted wardrobes.

**Bedroom 4 3.00m x 2.08m (9'10 x 6'10)**  
Upvc double glazed window to the rear and radiator.







#### Bathroom

Fitted with a white suite comprising panelled bath with shower over, low level wc, wash hand basin in vanity unit, upvc double glazed window to the rear and Karndean flooring.

#### Externally

There are two parking bays to the front and open plan garden. integral garage, side access leading to the rear garden which is well maintained mainly laid to lawn with patio area, pond and outside water tap.

#### Council Tax

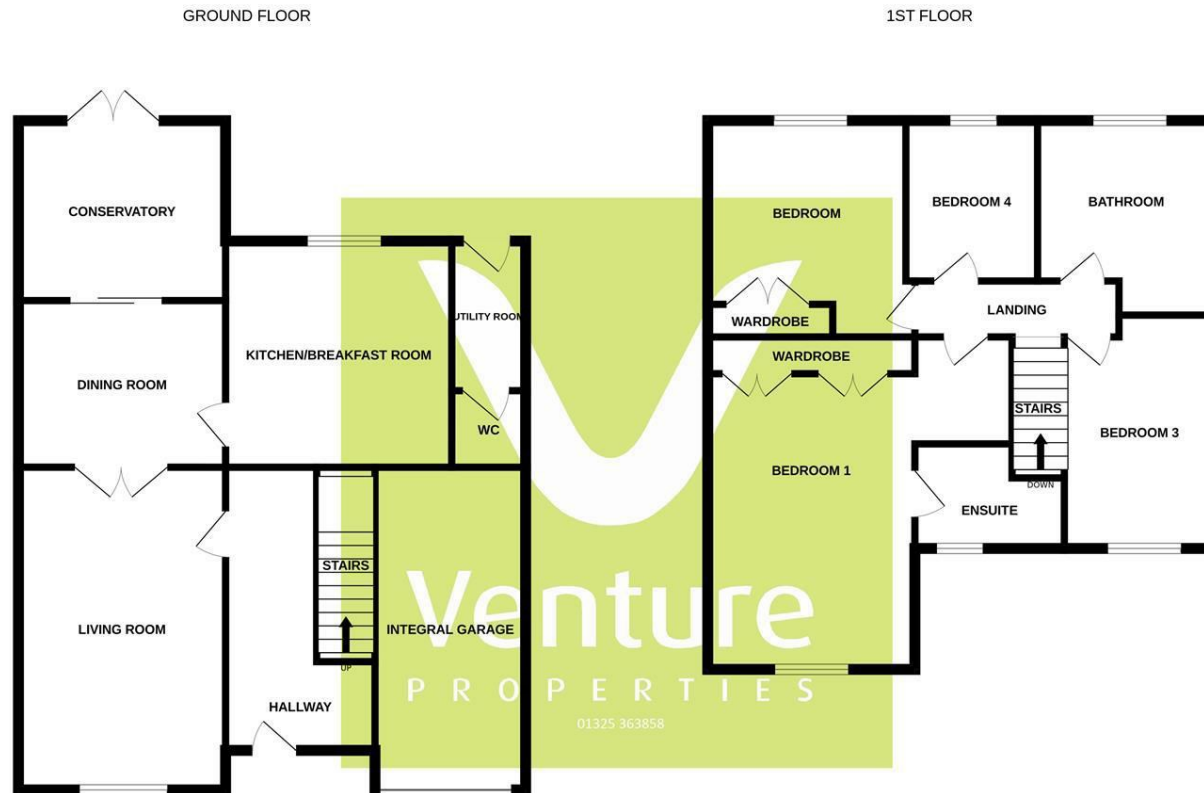
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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