



Heron Drive

Darlington DL1 1DG

Asking Price £109,995





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Heron Drive

Darlington DL1 1DG



- Two Bedrooms
- Living Area
- Off Street Parking for 2 Vehicles

- Luxury Lodge Homes
- Kitchen Diner
- Communal Managed Grounds

- Complete Furnished Package
- Master Bedroom With En-Suite
- Over 50's Development

***VIDEO TOUR AVAILABLE ***

We are privileged to be able to offer to the market these contemporary two bedroom luxury quality detached lodge homes for the over 50's situated in the ever popular Eastbourne location. The properties comes to the market with a complete furnished package and are double glazed and gas central heating. In brief the accommodation comprises of living area with dining kitchen, inner hallway, two bedrooms, master having en-suite and dressing room, family bathroom. The property sits on communal grounds which are managed and there is space for two vehicles on paved driveway to the front. The site is set within a gated community and part exchanges are considered.

Living Area

19'1" x 13'8" (5.82 x 4.17)

Situated to the front being a light and bright well proportioned space having the advantage of windows to the side and front as well as french doors opening out to the decking area, feature fireplace with electric fire and double sofa bed.

Kitchen/Diner

Well appointed and fitted with a range of wood effect units which are enhanced by complimentary work surfaces, there is ample storage with a range of integrated appliances to include washing

machine/dryer, dishwasher, full sized fridge/freezer, integrated double oven, microwave and gas hob with overhead extractor.

Dining Area

Inner Hall

With light and radiator.

Bedroom One

13'7 x 8'4 (4.14m x 2.54m)

The Master Suite to the rear and benefits from two full length picture windows to the side which floods the room with natural light and enhances this generous space. There is ample storage to include overhead storage and a full sized dressing table. There is a door from the bedroom leading to the dressing area which has floor to ceiling fitted wardrobes and a full length mirror. Access leading to en-suite

Bedroom One

En-Suite

Fitted with a contemporary white suite with panelled bath with overhead shower, pedestal wash hand basin, low level wc, extractor unit, heated towel radiator.

Bedroom 2

7'6" x 9'6" (2.31 x 2.9)

With two single beds, window to side elevation, fitted robe and drawers and overhead storage.

Shower Room

With a refitted suite comprising shower within cubicle, low level wc, wash hand basin.

Externally

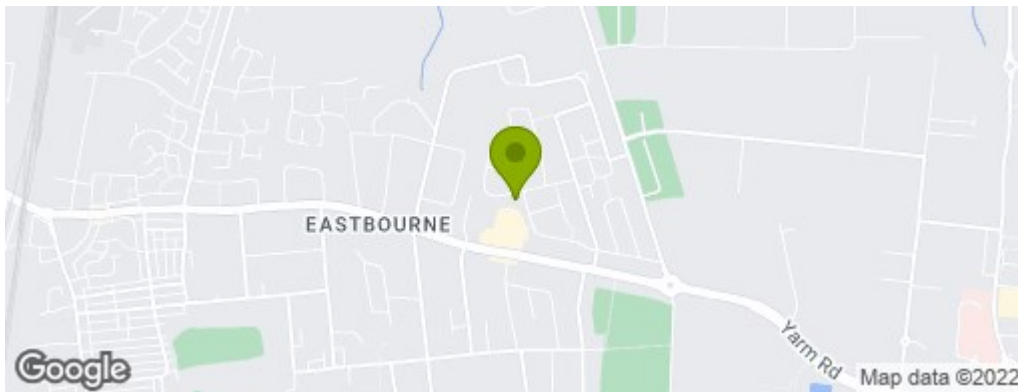
The property sits on communal gardens which are managed. There is space for two vehicles via a paved driveway to the front. The homes are available with fitted quality patio decking.

Council Tax

Band A

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



Property Information

01325 363858

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