



VENTURE
PLATINUM

Blackthorn Drive | Darlington
£390,000



This modern four bedroom detached house constructed by Bellway Homes comes to the market and benefits from the remainder of its NHBC Warranty. The property is located on this popular development on the outskirts of Hurworth village within easy reach of village amenities, popular schooling and the prestigious Rockcliffe Hall.

The property benefits from additional improvements to include fully landscaped rear garden, electric garage door, newly fitted main bathroom and en-suite shower room off bedroom one, gas central heating, upvc double glazing, open plan kitchen/diner, separate lounge and study, 4 bedrooms to the first floor. There are gardens to the front and rear with garage and off street parking.

Viewing Highly Recommended

Entrance Hallway

Lounge 4.62m x 3.58m (15'2 x 11'9)

Dining Room 3.94m x 2.79m (12'11 x 9'2)

Downstairs Cloakroom

Kitchen / Diner 5.56m x 3.45m (18'3 x 11'4)

Utility Room

Family Area 4.27m x 2.79m (14 x 9'2)

First Floor

Bedroom One 5.08m x 3.56m (16'8 x 11'8)

En-Suite

Bedroom Two 3.56m x 3.18m (11'8 x 10'5)

En-Suite

Bedroom Three 4.42m x 2.84m (14'6 x 9'4)

Bedroom Four 3.81m x 2.77m (12'6 x 9'1)

Family Bathroom

Externally

Council Tax
Band E

Tenure
Freehold

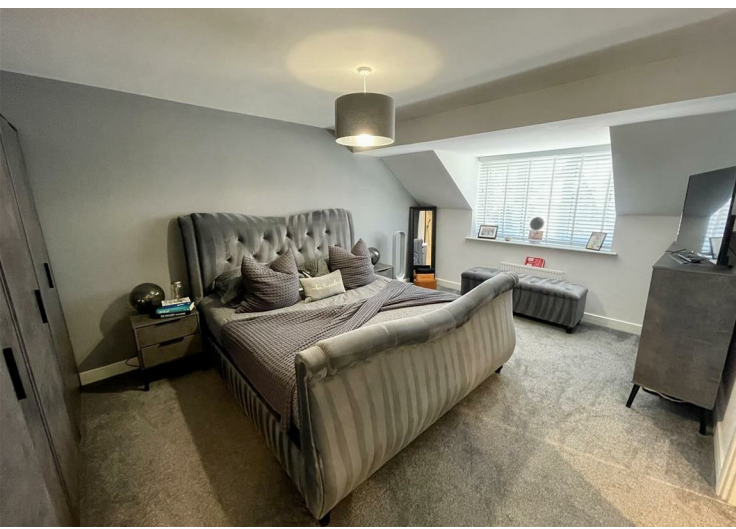
Note

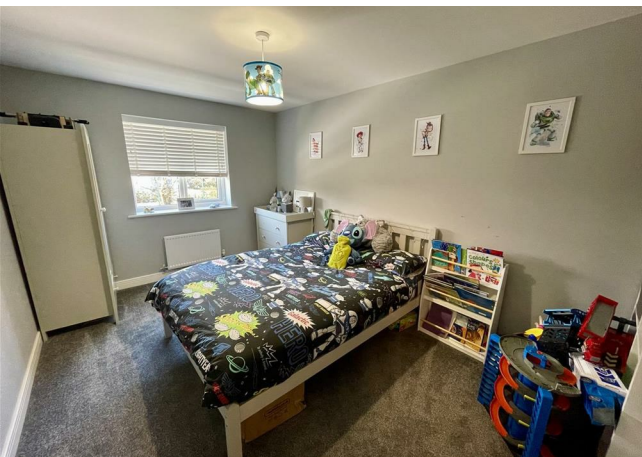




IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification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

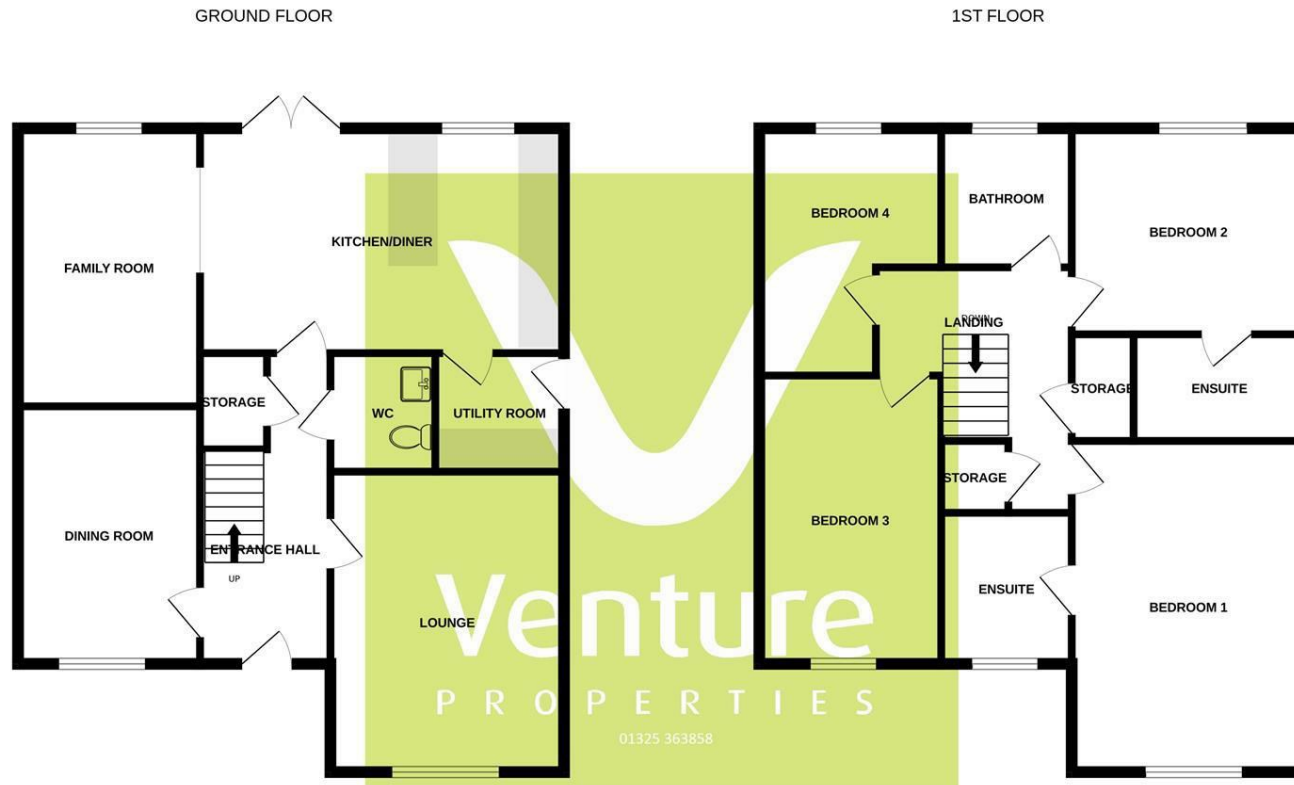








9 Blackthorn Drive | Darlington



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.
Made with Metropix ©2023

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.

45 Duke Street, Darlington, County
Durham, DL3 7SD

01325 363858
www.venturepropertiesuk.com