



## Venus View

Darlington DL2 2US

Offers Over £265,000







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# Venus View

## Darlington DL2 2US



- Four Bedroom Detached Property
- Generous Rear Garden that Offers Lots of Potential
- Epc Rating B

- Sought After West Park Location
- Close to Parks and Nature Reserve

- Off Street Parking & Garage
- Council Tax D

Discover this stunning, immaculately presented, four bedroom detached property with a larger than average rear garden. Located on this increasingly popular residential development in the West Park area of Darlington and built by Esh Homes, 'The Durham' design has been upgraded by the current owners to the highest of standards to include fitted wardrobes and retains the full NHBC Warranty.

In brief he property comprises of a welcoming Lounge, spacious Kitchen/Dining area, Utility Room, Four good sized Bedrooms and Family Bathroom. In addition there is a handy downstairs toilet which offers practicality and convenience.

With an airy and fresh feel to this beautiful family home, one of the stand out features not to be missed, is the generous enclosed rear garden, that offers heaps of potential. Presently, mainly laid to lawn, there is plenty of room for additional features to match your interests and lifestyle.

The property lies within easy reach of many amenities in both Cockerton Village and West Park, some of which include a Marks and Spencer Food Hall, popular Schools and access to major road and transport links.

Don't miss out on making this superb property your own.

Viewing is highly recommended. Please contact office to arrange.

### Entrance Hall

Composite door to front, staircase to first floor and radiator.

### Lounge

13'4 x 10'6 (4.06m x 3.20m)  
Upvc double glazed window to front and radiator.

### Kitchen / Family / Dining Area

20'7 x 12 (6.27m x 3.66m)  
Bi-fold doors to rear, fitted with wall, base and drawer units. There is an integrated fridge freezer and dishwasher, sink unit with mixer tap, four ring gas hob with eye level oven, radiator and heated plinths.

### Utility Room

Fitted with wall and base units, there is space for a washing machine and tumble dryer, radiator and composite door to side.

### Office/Study

6'9 x 6'1 (2.06m x 1.85m)  
Upvc double glazed window to front and radiator.

### Downstairs Cloaks

Fitted with w.c, wash hand basin and radiator.

### First Floor Landing

Upvc double glazed window to side, access to loft, storage cupboard with shelving and radiator.

### Bedroom One

11'5 x 10'5 (3.48m x 3.18m)  
Upvc double glazed window to front, fitted wardrobes and radiator.

### En-Suite

Upvc double glazed window to the side, shower cubicle, wash hand basin, w/c and towel radiator.

### Bedroom Two

10'9 x 7'5 (3.28m x 2.26m)  
Upvc double glazed window to rear and radiator,

### Bedroom Three

12'3 x 6'7 (3.73m x 2.01m)  
Upvc double glazed window to rear and radiator.

### Bedroom Four

8'11 x 7 (2.72m x 2.13m)  
Upvc double glazed window to front and radiator.

### Family Bathroom

Upvc double glazed obscure window to rear, fitted bath with shower over and screen, w.c, wash hand basin and heated towel rail.

### Externally

To the front is mainly laid to lawn with off-street parking.  
To the rear there is a large wrap around garden with huge potential, currently laid to lawn with patio area and access to garage which has power and light.

### Property Information

Local Authority  
Darlington  
Council Tax  
Band:  
D  
Annual Price:  
£2,259  
Conservation Area  
Nb  
Flood Risk  
No Risk  
Floor Area  
1,130 ft 2 / 105 m 2

Plot size  
0.12 acres  
Mobile coverage

EE  
Vodafone  
Three  
O2  
Broadband

Basic  
25 Mbps  
Ultrafast  
1000 Mbps  
Satellite / Fibre TV Availability

BT  
Sky

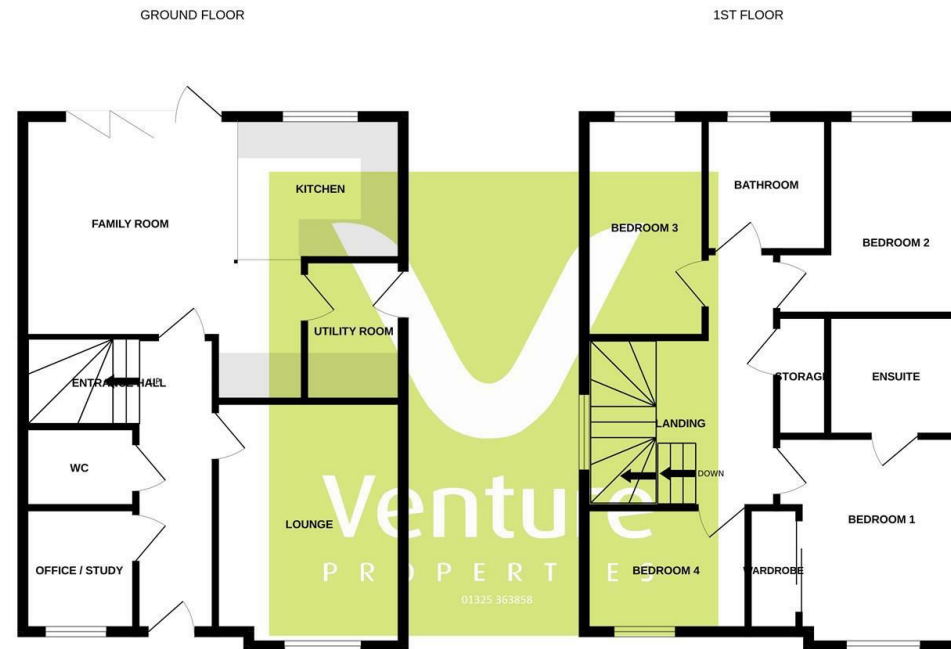
### Tenure

Freehold

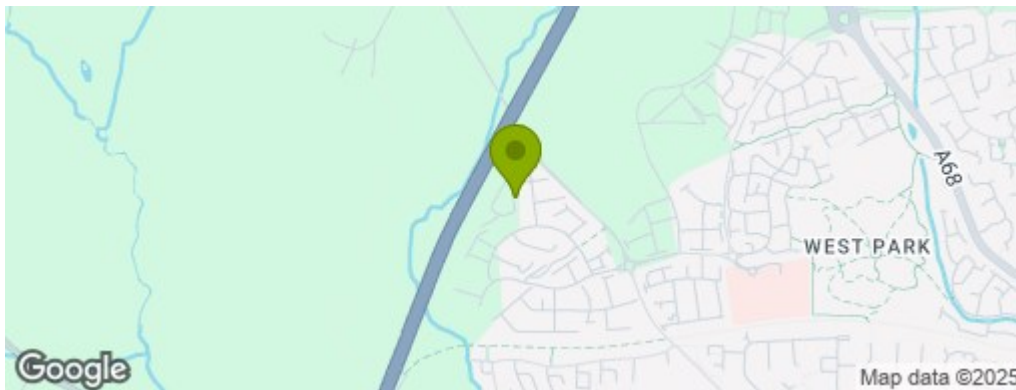
### Note

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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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## Property Information

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