



Wellington Drive

Darlington DL2 1FJ

£295,000





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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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- Detached Property
- Middleton St George Location

- Four Bedrooms
- EPC Rating TBC

- Open Plan Family Room
- Council Tax Band

This fabulous four bedroom detached property built by ESH Homes to the Lichfield design comes to the market and retains the remainder of its NHBC Warranty and boasts immaculate presentation throughout giving a light and airy feel due to the well thought out, open plan layout to the kitchen/diner perfect for family living and entertaining, following out via Bi-folding doors to the well presented garden which is laid to lawn with flowerbeds and a decking area. There is a driveway to the frontage providing most ample off road car parking and leads onto the integral garage.

Internally the property has been beautifully finished and the tasteful decor throughout is sure to please those applicants looking for a property that is ready to move straight into

Viewing comes highly recommended

Entrance Hallway

Composite door to front, staircase to first floor landing, under stairs storage and radiator.

Lounge

14'3 x 10'10 (4.34m x 3.30m)

Upvc double glazed bay window to front, media wall with inset glass front electric fire. There is also a radiator.

Kitchen / Dining / Family Area

22'3 x 10'3 (6.78m x 3.12m)

Upvc double glazed window to rear, fitted with wall, base and drawer units and sink with mixer tap. There is a four ring gas hob with an eye level oven, integrated dishwasher and fridge freezer, two radiators and bi fold doors to the rear.

Utility Room

Fitted with floor units, there is space for washing machine and tumble dryer and door to rear.

Downstairs Cloakroom

Upvc double glazed window to side, w/c, wash hand basin and heated towel rail.

First Floor Landing

Storage cupboard and radiator.

Bedroom One

14'2 x 9'10 (4.32m x 3.00m)

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

En-Suite

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

Bedroom Two

12'5 x 10'1 (3.78m x 3.07m)

Upvc double glazed window to front and radiator.

Bedroom Three

10'1 x 9'5 (3.07m x 2.87m)

Upvc double glazed window to rear and radiator.

Bedroom Four

10'11 x 10'6 (3.33m x 3.20m)

Upvc double glazed window to rear and radiator.

Family Bathroom

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

Externally

To the front there is off street parking and access to the garage. To the rear is mainly laid to lawn with decking area.

Council Tax

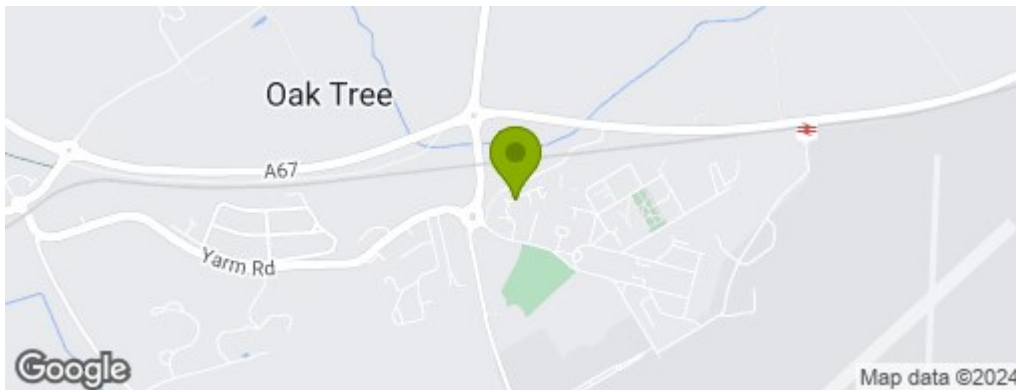
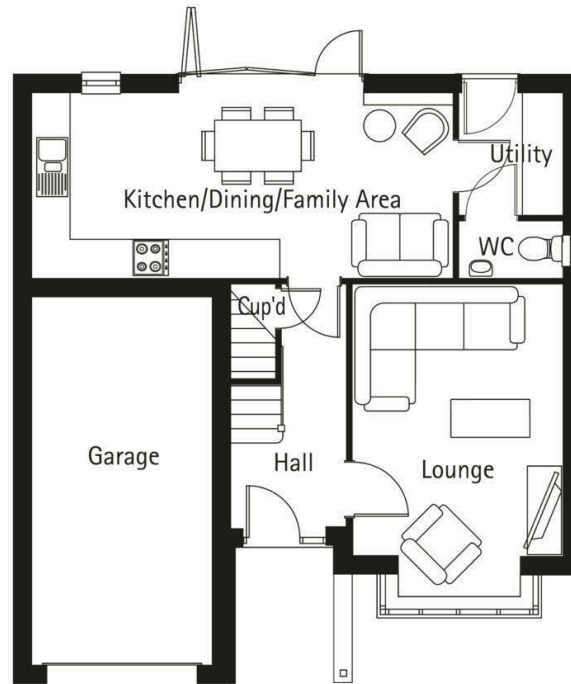
Band E

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



Property Information

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