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VENTURE
PLATINUM

Beaumont Hill | Darlington



PROFESSIONAL VIDEO TOUR INCLUDED.

SIMPLY STUNNING!! This brand new detached five bedroom property must be viewed to appreciate the space and high quality fixtures and fittings. The property boasts immaculate presentation and has a light and airy feel due to the well thought out layout.

Ideally suiting family occupation and lovers of interior design are sure to notice the care and attention that has gone into every detail of this beautiful home. Internally the property has been beautifully finished and the neutral decor throughout is sure to please those applicants looking for a property that is ready to move straight into. The incredible attention to detail that has gone into every aspect of the design is clear to see.

The open plan lounge/kitchen/diner is an excellent space for family living and entertaining and the kitchen is a true show-stopper with breakfast island and fully integrated appliances with access to the utility room and bio-fold doors to the rear patio area.

There is a driveway to the frontage providing off road car parking and leads onto the rear garden via remote control side gates which is lawned with patio area and a double garage with further ample off street secure parking.

Viewing comes highly recommended and is almost impossible not to be impressed by this fabulous detached house.

Entrance Hallway 7.04m x 2.44m (23'1 x 8')

With composite door to the front and two upvc double glazed window to the front, tiled flooring with under floor heating, ceiling spotlights, oak staircase to the first floor and under stairs storage cupboard.

Ground Floor Cloaks

Comprising low level wc, wash hand basin in vanity unit, tiled flooring, under floor heating, tiled walls, ceiling spotlights and extractor.

Reception Room One 7.16m x 3.76m (23'6 x 12'4)

Accessed from the hallway via double doors. With upvc double glazed bay window to the front, stone fireplace with feature electric fire, deep skirting boards, under floor heating.

Reception Room Two 5.00m x 3.78m (16'5 x 12'5)

A versatile family room with Upvc double glazed bay window to the front, ceiling spotlights, under floor heating.

Kitchen/Diner/Lounge 10.34m x 5.28m (33'11 x 17'4)

A fantastic versatile spacious room ideal for family entertaining and relaxation with two sets of bi-folding doors leading out onto the rear patio.

Kitchen Area

The kitchen is fitted with a superb range of grey Thorndale wall, base and drawer units, together with deep pan drawers, granite work surfaces, breakfast island with instant hot tap, pop up plug socket, and five ring Neff induction hob and oven, integrated dishwasher. Twin sink unit with mixer tap and spray, further integrated dishwasher, integrated fridge/freezer, Karndean flooring and under floor heating.

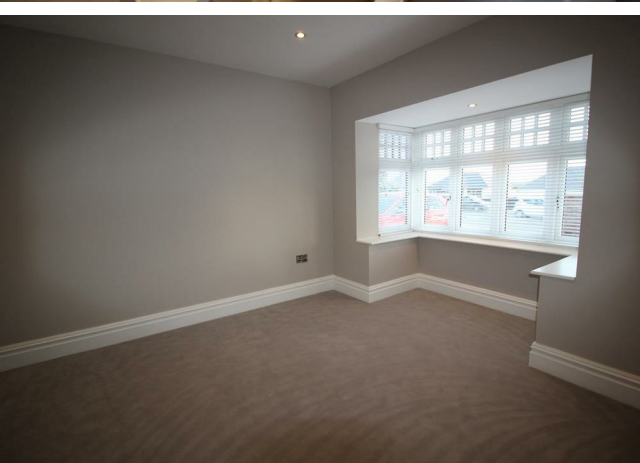
Lounge Area

With bespoke media unit and feature electric fire.

Dining Area

Ideally positioned between the kitchen and lounge area.





Utility Room

With upvc double glazed window to the side, grey shaker style wall, base and drawer units, granite work surfaces, central heating boiler, integrated dishwasher, tiled floor and under floor heating.

First Floor

A beautiful spacious landing. With feature upvc double glazed window to the front, vertical radiator and access to all bedrooms and second floor.





Main Bedroom 4.98m x 3.86m (16'4 x 12'8)

Upvc double glazed window to the rear, vertical radiator and ceiling spotlights.

En-Suite 3.63m x 2.01m (11'11 x 6'7)

With walk in shower with water fall head and spray attachment, twin wash hand basins with mixer taps, recess display, heated towel rail, tiled flooring, tiled walls and window to the side

Dressing Room 3.86m x 1.98m (12'8 x 6'6)

Situated off the main bedroom, semi open plan.

Bedroom Two 4.04m x 3.66m (13'3 x 12')

Upvc double glazed window to the front, vertical radiator.



En-Suite

With upvc double glazed window to the side, walk in shower with waterfall head and spray attachment, low level wc, wash hand basin, tiled flooring, ceiling spotlights and heated towel rail.

Bedroom Three 4.29m x 3.15m (14'1 x 10'4)

Upvc double glazed window to the rear, vertical radiator and ceiling spotlights.

Bedroom Four 3.91m x 2.67m (12'10 x 8'9)

Upvc double glazed window to the front, vertical radiator, ceiling spotlights.

Family Bathroom

Fitted with a luxury stylish suite comprising free standing bath with mixer tap, low level wc, wash hand basin in vanity unit, walk in shower with waterfall head and spray attachment, tiled flooring, tiled walls.

Second Floor

Bedroom Five 7.42m x 5.84m (24'4 x 19'2)

A spacious bedroom with dormer style window to the rear, radiator, ceiling spotlights, the hot water and heating system is located within this room.

Potential En-Suite 2.90m x 2.34m (9'6 x 7'8)

With plumbing for en-suite facilities.

Externally

The property stands on a prime position with double remote control gates leading from the front garden designed for easy maintenance and providing ample parking.

The rear garden has a lawned area and patio perfect for outdoor entertaining.

Garage

A double garage with power and light and single door.

Council Tax

Band D

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





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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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