



VENTURE
PLATINUM

Tower Grange | Darlington





A fabulous opportunity to purchase a stunning house arranged over three floors built in 2004 and comprises four bedrooms as part of an imaginative development in the grounds of Faverdale Hall. The high quality scheme included the conversion of the Victorian Hall, the re-development of the stables and some new build amongst mature trees and open spaces. This property is arranged over three floors with excellent scope for entertaining in the first floor open plan dining room/kitchen which opens out into a good size lounge, there is also a bedroom on the first floor and three further bedrooms are located on the second floor, one of which has en-suite facilities. There is also a separate family bathroom.

Entrance Hallway

With entrance door with side glass panels, staircase to the first floor, ceiling spotlights, porcelain tiled floor. There is access into the utility room and integral garage.

Utility Room 1.68m x 1.22m (5'6 x 4')

With under stairs storage area, floor cupboard with work surfaces, space and plumbing for automatic washing machine and dryer, porcelain tiled floor.

Integral Garage 6.10m x 3.51m (20' x 11'6)

With up and over door, power and light and water connection.

First Floor

Landing. With floor to ceiling mirror and staircase to the second floor.

Hallway

With built in storage cupboard.



Lounge 5.11m x 3.81m (16'9 x 12'6)

With double glazed window looking out to open aspect to the front, double doors opening into the Dining Room/Kitchen

Dining Room/Kitchen 6.78m x 6.63m (22'3 x 21'9)

A superb large open plan room ideal for entertaining, with elevated kitchen area with bespoke cappuccino coloured cupboards and drawers with tiled splash backs and beech work surfaces incorporating one and a half bowl granite sink with mixer tap and sliding chopping board, Hotpoint 5 ring gas range cooker with oven below and Expelair extractor cowl above, integrated Hotpoint dishwasher, Baxi combi boiler, space for tall fridge, tiled flooring, telephone and tv points, display shelves, entry phone. East facing french doors with small balcony.

Bedroom 1/Office 3.51m x 2.74m (11'6 x 9')

A multi-functional room currently used as a bedroom with double built in wardrobes, ceiling spotlights, tv and telephone points.

Cloakroom

Fitted with a white suite comprising wash hand basin and mixer tap, low level wc, heated towel rail, extractor, ceiling spotlights and porcelain tiled floor.

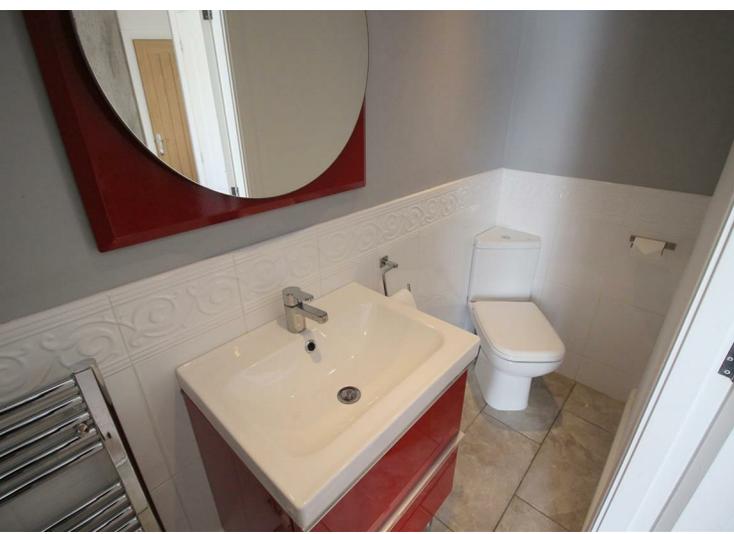
Second Floor

Landing. With entry phone.

Bedroom 2 5.18m x 3.12m (17' x 10'3)

With built in double wardrobe, velux window and doors leading into en-suite.





En-Suite

Fitted with a white suite comprising shower cubicle, wash hand basin, low level wc, tiled walls ceiling spotlights, extractor fan, heated towel rail and tiled floor.

Bedroom 3 4.19m x 4.11m (13'9 x 13'6)

With velux window, eaves storage cupboard, tv aerial point and two headboard spotlights.

Bedroom 4 5.18m x 2.29m (17' x 7'6)

With velux window, tv aerial point and wall light point.

Family Bathroom

Fitted with a white suite comprising corner panelled bath, pedestal wash hand basin, low level wc, large shower cubicle, tiled walls and Grohe fittings. Velux window, heated towel rail, eaves storage cupboard, part tiled walls, ceiling spotlights and tiled floor.

Externally

To the front of the property there is a garage and off street parking.

Council Tax

Band E

Tenure

Leasehold property that is built on Freehold land with accompanying registry documents, both parts of contract. 999 year Lease from 15th September 2004

Note

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Total floor area 211.0 sq. m. (2,271 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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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.