



VENTURE
PLATINUM





This immaculately presented four bedroom detached property is offered to the market with no onward chain and is located within this popular residential development and was built by Homes by Esh. The property does retain the remainder of its NHBC Warranty and lies within easy reach of many amenities in the Eastbourne area of Darlington including popular schools, bus routes and retail parks. Viewing is recommended.

Entrance Hallway

With composite front door, radiator, under stairs storage cupboard.

Lounge 5.21m x 3.35m (17'1" x 11')

Upvc double glazed window to the front and radiator.

Kitchen/Diner 5.00m x 6.38m (16'5" x 20'11")

Upvc double glazed window to the rear, bi-fold doors to the rear, fitted with a range of white wall, base and drawer units, contrasting work surfaces, four ring gas hob, one and a half bowl stainless steel sink unit with mixer tap, integrated dishwasher, integrated microwave, integrated oven and hob, integrated fridge, vinyl flooring.

Utility Room

With stainless steel sink unit, space for tumble dryer, wall mounted Logic boiler and door to the rear.

Ground Floor Cloaks

With low level wc, wash hand basin, vinyl flooring,





First Floor
Landing.

Bedroom 1 4.34m x 3.00m (14'3 x 9'10)

Upvc double glazed window to the front, radiator, built in wardrobe with sliding mirror doors

En-Suite

With double walk in shower cubicle, low level wc, wash hand basin, upvc double glazed window to the side and vinyl flooring

Bedroom 2 3.71m x 2.69m (12'2 x 8'10)

Upvc double glazed window to the front and radiator.

Bedroom 3 3.07m x 2.92m (10'1 x 9'7)

Upvc double glazed window to the rear and radiator.

Bedroom 4 3.15m x 2.77m (10'4 x 9'1)

Upvc double glazed window to the rear, radiator.



**Bathroom**

Fitted with a suite comprising panelled bath with shower over and shower screen, low level wc, wash hand basin, vinyl flooring.

Externally

There is a good size west facing rear garden mainly laid to lawn with paved patio area.

Open plan garden to the front with off street parking and access to the integral garage with up and over door.

Council Tax

Band D

Tenure

This property is 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

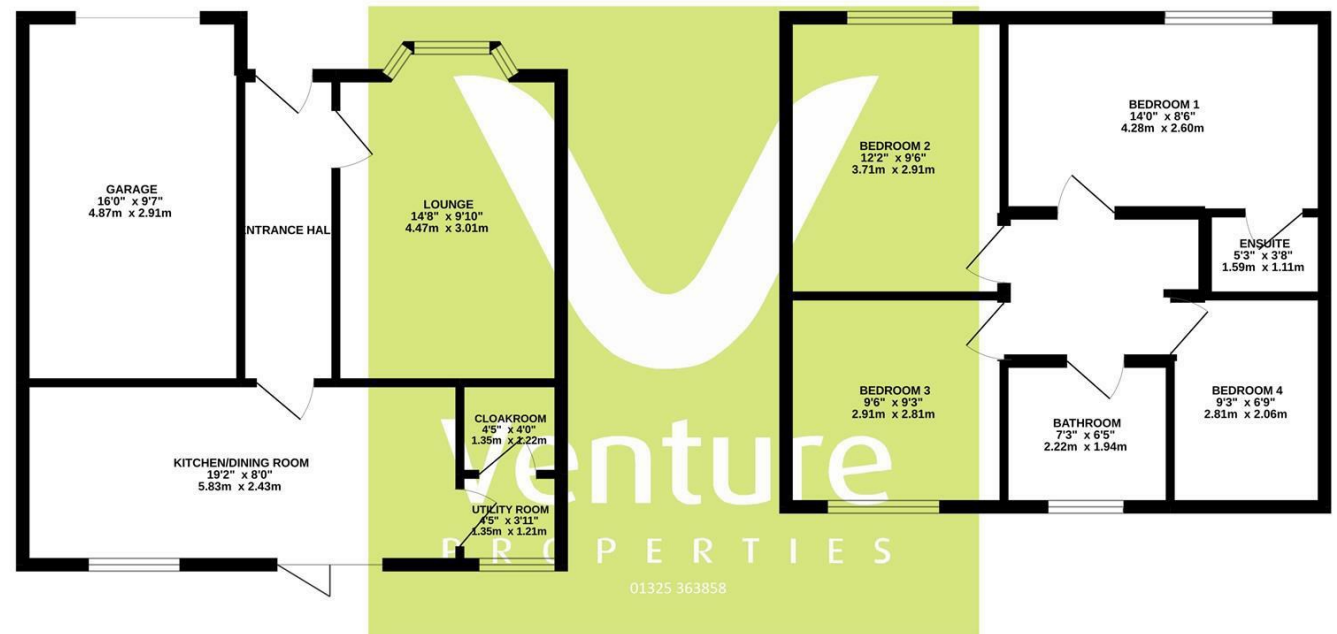
Additional Information

AGENTS NOTE

12 Kingfisher Way | Darlington

GROUND FLOOR
534 sq.ft. (49.6 sq.m.) approx.

1ST FLOOR
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA: 986 sq.ft. (91.6 sq.m.) approx.

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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