



Gill Beck Lane

Darlington DL2 1RB

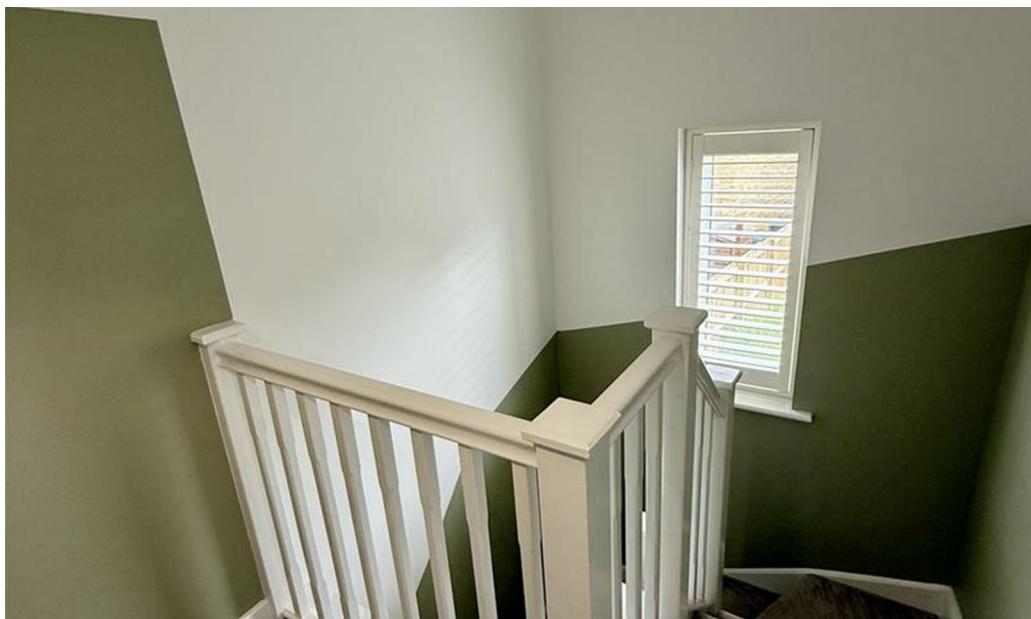
Offers Over £275,000



Venture
PROPERTIES



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- Four Bedroom Detached Property
- Council Tax Band D
- En-Suite To Master Bedroom

- Sought After Location
- Epc Rating B
- Large Rear Garden, Driveway & Garage

- New Estate
- Open Plan Kitchen/Dining Room
- Must Be Seen Internally

Nestled on the charming Gill Beck Lane in Darlington, with no onward chain. The Shrewsbury is an exquisite detached family home that perfectly balances communal and private living spaces. This impressive property boasts four spacious bedrooms, making it ideal for families seeking comfort and style.

Upon entering, you are welcomed into a generous open plan kitchen, dining, and family area, which serves as the heart of the home. This inviting space is perfect for entertaining guests or enjoying quality time with loved ones. The bifold doors seamlessly connect the interior to a private rear garden, enhancing the sense of space and allowing for delightful outdoor gatherings.

In addition to the main living area, The Shrewsbury features a separate lounge, providing a tranquil retreat for relaxation. For those who work from home, a conveniently located ground floor study offers a quiet and productive environment.

Venture upstairs to discover a master bedroom complete with fitted wardrobes and an en-suite bathroom, ensuring a private sanctuary for the homeowners. Three additional well-proportioned bedrooms and a family bathroom cater to the needs of the entire household.

This remarkable home is equipped with modern conveniences, including HIVE heating, window shutters throughout and showcases high-quality fittings from renowned brands such as Hansgrohe and Porcelanosa.

Please note that the images provided represent plots released from March 2025, allowing you to envision the potential of this splendid property. The Shrewsbury is not just a house; it is a place where cherished memories will be made.

Entrance Hall

Door to front and staircase to first floor landing.

Lounge

13'7" x 10'11" (4.15m x 3.35)

Upvc double glazed window to front, with shutters and radiator.

Office

7'6" x 7'2" (2.29 x 2.19m)

Upvc double glazed window to front and radiator.

Kitchen/Diner

23'3" x 16'5" (7.11 x 5.02)

Upvc double glazed window to rear, wall, base and drawer units, sink with mixer tap, four ring gas hob with extractor over and oven. Integrated fridge freezer and dishwasher with a freshly installed double pantry cupboard.

Dining area with ample room for table and chairs, radiator and Bi-fold doors to rear.

Downstairs Cloaks

W.c, wash hand basin and radiator.

Utility Room

7'2" x 5'4" (2.20m x 1.65m)

Composite door to side, there is space for a washing machine and tumble dryer.

First Floor Landing

Upvc double glazed window to side, storage cupboard and radiator.

Bedroom One

14'0" x 9'6" (4.29 x 2.91)

Upvc double glazed window to front, built in wardrobes and radiator.

En-Suite

9'6" x 5'2" (2.91m x 1.60)

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

Bedroom Two

11'5" x 10'6" (3.50m x 3.22)

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

Bedroom Three

11'0" x 10'6" (3.36 x 3.22m)

Upvc double glazed window to front and radiator.

Bedroom Four

11'2" x 8'4" (3.41 x 2.56m)

Upvc double glazed window to rear and radiator.

Bathroom

Upvc double glazed obscure window to rear, bath, w.c, wash hand basin and heated towel rail.

Externally

To the rear is mainly laid to lawn with patio area and a single detached garage with power and light.

Tenure

Freehold

Property Details

Local Authority: Darlington

Council Tax: D

Conservation Area: No

Flood Risk: Very low

Floor Area: 1,227 ft 2 / 114 m 2

Plot size: -

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

18 Mbps

Ultrafast

1800 Mbps

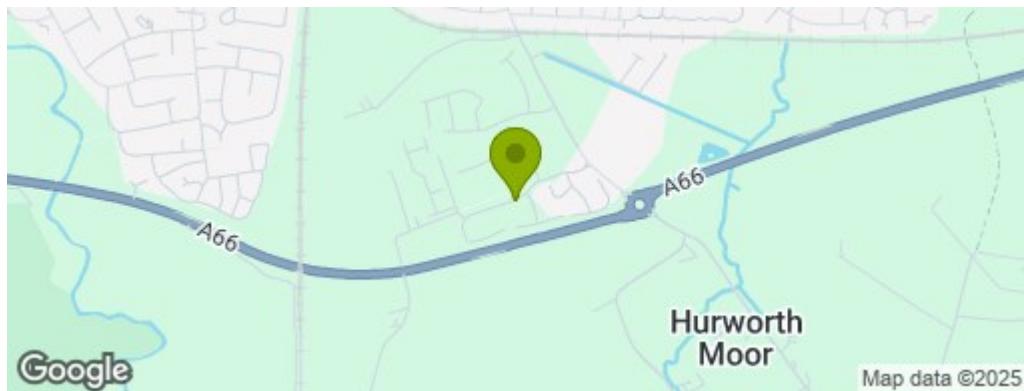
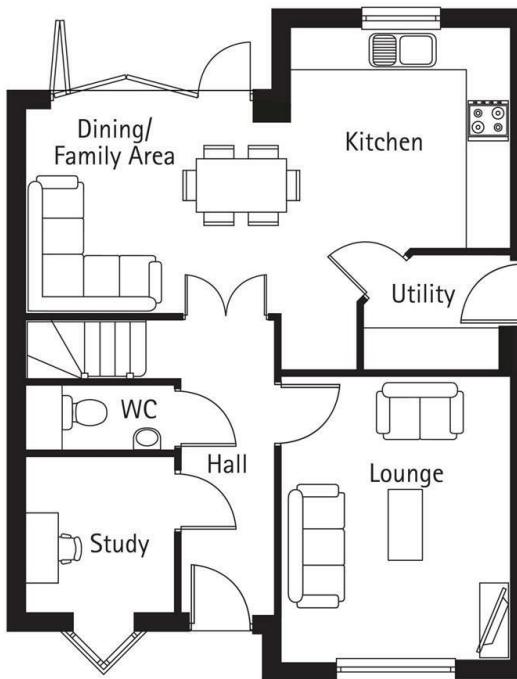
Satellite / Fibre TV Availability

BT

Sky

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

01325 363858

45 Duke Street, Darlington, County Durham, DL3 7SD
sales@venturepropertiesuk.com