



3 Marazion Drive, Darlington, DL3 0ZR

Or Nearest Offer £325,000

Venture
PROPERTIES

PROFESSIONAL VIDEO TOUR INCLUDED.

Ideally suiting family occupation we have pleasure in offering for sale this stunning detached house which has been beautifully refurbished and much improved by the current owner, 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 kitchen/diner is an excellent space for family and entertaining together with a lovely garden room perfect for relaxing offering further living space and views of the mature garden

Externally there are immaculately presented gardens which are laid to lawn with mature trees, evergreens and shrubbery providing a most private and tranquil south facing rear garden. There is a double driveway to the frontage providing off road car parking and leads onto the double garage.

Internal inspection comes highly recommended to appreciate

- Modern Detached

- Four Bedrooms
- Kitchen & Utility Room
- Council Tax Band E
- Three Reception Rooms
- Double Garage
- EPC Rating D
- Gardens Front & Rear
- Viewing Highly Recommended

Entrance Hallway

With composite front door, radiator, staircase to the first floor and laminate flooring.

Ground Floor Cloaks

Upvc double glazed window to the front, low level wc, wash hand basin and vertical radiator.

Lounge

16'9 x 12'4 (5.11m x 3.76m)

Upvc double glazed window to the front, feature fireplace with gas fire, two radiators and double doors to the dining room.

Dining Room

12'4 x 10'10 (3.76m x 3.30m)

With double doors to the garden room and radiator.

Garden Room

13'7 x 9'7 (4.14m x 2.92m)

A lovely garden room ideal for relaxation with laminate flooring and electric heating.

Kitchen/Breakfast Room

15'10 x 10'8 (4.83m x 3.25m)

A good size kitchen/breakfast room with two upvc double glazed windows to the rear, fitted with a superb range of sage and solid oak wall, base and drawer units, contrasting granite work surfaces, Bosch hob, double oven with extractor over, laminate flooring, space for table and chairs.

Utility Room

8' x 7'6 (2.44m x 2.29m)

With door to the rear, fitted with a range of cream wall, base and drawer units, contrasting work surfaces, stainless steel sink unit with mixer tap, space for washing machine, radiator. Access to garage

Second Ground Floor Cloaks

With upvc double glazed window to the side, low level wc, wash hand basin.

Double Garage

16'9 x 11'3 (5.11m x 3.43m)

Two up and over doors, power and light.



First Floor

a spacious galleried landing. With airing cupboard.

Bedroom One

12'7 x 11'4 (3.84m x 3.45m)

Upvc double glazed window to the front, radiator.
Leading into dressing room

Dressing Room

With window to the front, fitted wardrobes and dressing table .

En-Suite

With shower cubicle, low level wc, wash hand basin, laminate flooring and radiator.

Bedroom Two

12'6 x 8'8 (3.81m x 2.64m)

Upvc double glazed window to the front, triple fitted wardrobes, radiator.

Bedroom Three

11'6 x 9'1 (3.51m x 2.77m)

Upvc double glazed window to the rear, radiator and storage cupboard.

Bedroom Four

12'6 x 7'9 (3.81m x 2.36m)

Upvc double glazed window to the rear, radiator and double storage cupboard.

Family Bathroom

Fitted with a suite comprising panelled bath with under bath storage ideal for the storage of cleaning utensils,

Externally

There is a double driveway to the front with double garage with two up and over doors. To the rear there is a well maintained south facing lawned garden with well established shrubs and evergreens and there is an outside water supply.

Council Tax

Band E

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



GROUND FLOOR

1ST FLOOR



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



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