



Roundhill Road

Darlington DL2 2EF

Offers In The Region Of £330,000







This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.





[www.venturepropertiesuk.com](http://www.venturepropertiesuk.com)

# Roundhill Road

Darlington DL2 2EF



- Modern Detached
- Lounge & Study
- Council Tax Band E

- Four Bedrooms
- Gardens Front & Rear
- EPC Rating B

- Open plan kitchen/diner
- Garage & Off Street Parking
- Viewing Highly Recommended

## PROFESSIONAL VIDEO TOUR INCLUDED.

This four bedroom detached house constructed by Bellway Homes to the Mulberry design with the remainder of its NHBC Warranty from December 2018 is located on the perimeter of this popular development on the outskirts of Hurworth village within easy reach of village amenities, popular schooling and the prestigious Rockcliffe Hall.

The property benefits from gas central heating, upvc double glazing, open plan kitchen/diner, separate lounge and study, 4 bedrooms to the first floor, the main having an en-suite together with a family bathroom. There are gardens to the front and rear with garage and off street parking.

### Entrance Hallway

With composite door to the front, radiator, laminate flooring and upvc double glazed window to the front.

### Lounge

16'2 x 10'3 (4.93m x 3.12m)

Upvc double glazed double doors to the rear, radiator.

### Study

6'9 x 6'7 (2.06m x 2.01m)

Upvc double glazed window to the front, shutter blind and radiator.

### Kitchen/Diner

23'1 x 16'6 (7.04m x 5.03m)

Kitchen Area: upvc double glazed window to the front with newly fitted shutter blinds, fitted with modern range of grey wall, base and drawer units, granite work surfaces and matching

splash backs, integrated microwave, integrated double oven, five ring gas hob, integrated dishwasher, integrated fridge/freezer, integrated washing machine, Logic boiler concealed within a cupboard, open plan to dining area.

### Dining Area

10'8 x 8'10 (3.25m x 2.69m)

With double doors to the rear complete with full length shutter blinds and window to the rear, laminate flooring and under stairs storage cupboard.

### First Floor

Landing.

### Bedroom 1

13'1 x 11' (3.99m x 3.35m)

Upvc double glazed window to the front and radiator.

### En-Suite

Fitted with a suite comprising double shower cubicle with waterfall head and spray, low level wc, wash hand basin, part tiled walls and shelving.

### Bedroom 2

11'6 x 10'6 (3.51m x 3.20m)

Upvc double glazed window to the front, radiator.

### Bedroom 3

11'8 x 9'2 (3.56m x 2.79m)

Upvc double glazed window to the rear and radiator.

### Bedroom 4

11'2 x 7' (3.40m x 2.13m)

Upvc double glazed window to the rear, cupboard and radiator. Currently used as a study.

### Bathroom

Fitted with a white suite comprising panelled bath with mixer tap, low level wc, wash hand basin, window to the rear, part tiled walls and laminate flooring.

### Externally

The property stands on a prime position on the front of this popular development with a lawned garden to the front. Side access leading to the rear garden which is laid to lawn with patio area, gated access and there is a single garage to the rear with up and over door.

### Externally

### Council Tax

Band E

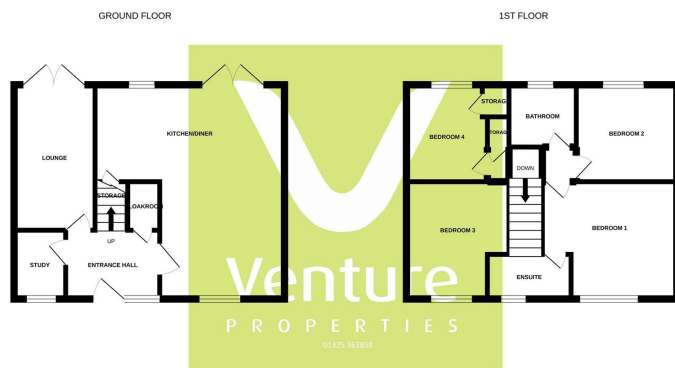
### Note

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

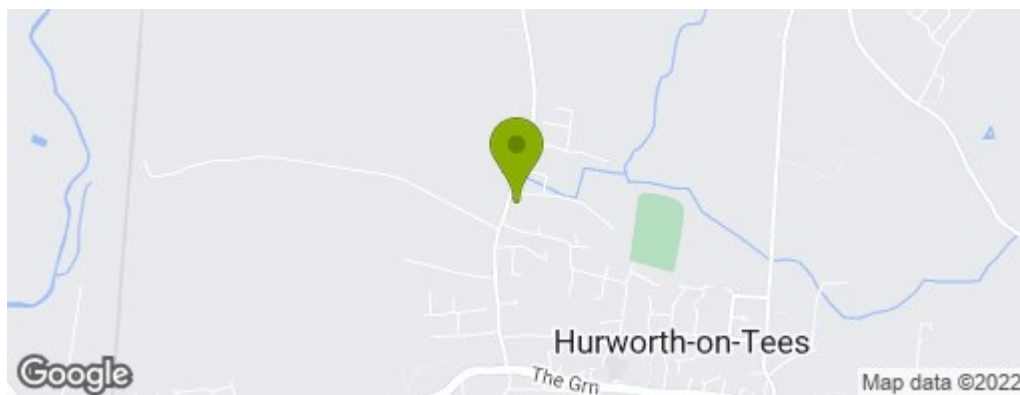
### Tenure

This property is freehold

[www.venturepropertiesuk.com](http://www.venturepropertiesuk.com)



Whilst every attempt has been made to ensure the accuracy of the floorplan compared to the measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or omission to this statement. This plan is for illustrative purposes only and should be used as such for only prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.  
Made with floorplan-creator



**01325 363858**

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