



VENTURE  
PLATINUM

# The Assemblage | Darlington

Offers In The Region Of £325,000



Nestled in the sought-after West Park area of Darlington, this stunning executive four-bedroom detached house is a true gem. Boasting a spacious open-plan kitchen dining room with bifold doors leading to the rear garden, this property is perfect for both family living and entertaining guests.

The accommodation in our opinion would suit the needs of a wide range of buyers with the master bedroom featuring a luxurious en-suite, adding a touch of elegance to this already impressive home. Situated conveniently close to amenities and with easy access to the A1(M), this property offers both comfort and convenience.

For those looking for a blend of modern living and a prime location, this property is a must-see. Internal viewing is highly recommended to truly appreciate the beauty and potential this home has to offer.

In brief the accommodation comprises of hallway, cloakroom/w.c. lounge, dining kitchen, utility room, first floor spacious landing, 4 bedrooms, main with en-suite, family bathroom/w.c. gardens front and rear and off street parking leading to a single garage.

#### Entrance Hallway

With main front door, stairs to the first floor, access into Cloakroom/W.C.

#### Lounge 3.84m x 3.20m (12'7 x 10'6)

Situated to the front of the home with stunning dual aspect both to the front and side with double glazed bay window, gas central heating radiator and power connection points.

#### Kitchen/Dining Room 5.31m x 3.86m (17'5 x 12'8)

Situated to the rear with a fantastic kitchen with a modern range of wall, floor and drawer units with integrated oven, part tiled walls, double glazed window to side elevation, kitchen island with integrated gas hob, dining area with bi-folding doors leading out to the rear garden and access into the utility room.

#### Utility 1.75m x 1.04m (5'9 x 3'5)

With base units with contrasting work surfaces, space for dryer, space for washing machine, stainless steel sink unit, under-stairs store cupboard and door to side of property.

#### Downstairs WC

With a low level W.c. Wash hand basin, part tiled wall and gas central heating radiator.

#### First Floor

Spacious light and airy landing with access to all bedrooms and bathroom, window to side elevation.

#### Main Bedroom (1) 3.51m x 3.48m (11'6 x 11'5)

Situated to the front and side with two double glazed windows, gas central heating radiator and access leading into the en-suite.

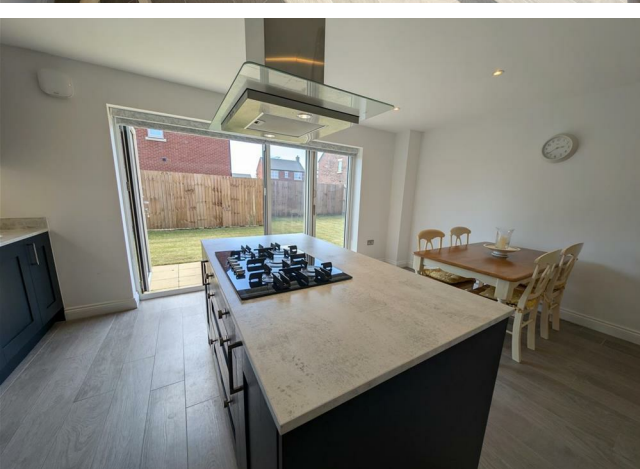
#### En-Suite

With a modern suite comprising shower within walk in cubicle, wash hand basin, low level W.c. part tiled walls and double glazed window.

#### Bedroom 2 3.05m 0.00m x 3.66m; 3.05m (10' 0 x 12;10)

Situated to the rear with double glazed window and gas central heating radiator.





**Bedroom 3 3.10m x 3.40m (10'2 x 11'2)**

Situated to the front with double glazed window and gas central heating radiator.

**Bedroom 4 3.10m x 2.46m (10'2 x 8'1)**

Situated to the rear with double glazed window and gas central heating radiator.





#### Bathroom

With a modern suite comprising bath, pedestal wash hand basin, low level W/c. walk-in shower, part tiled walls, towel rail heater.

#### Externally

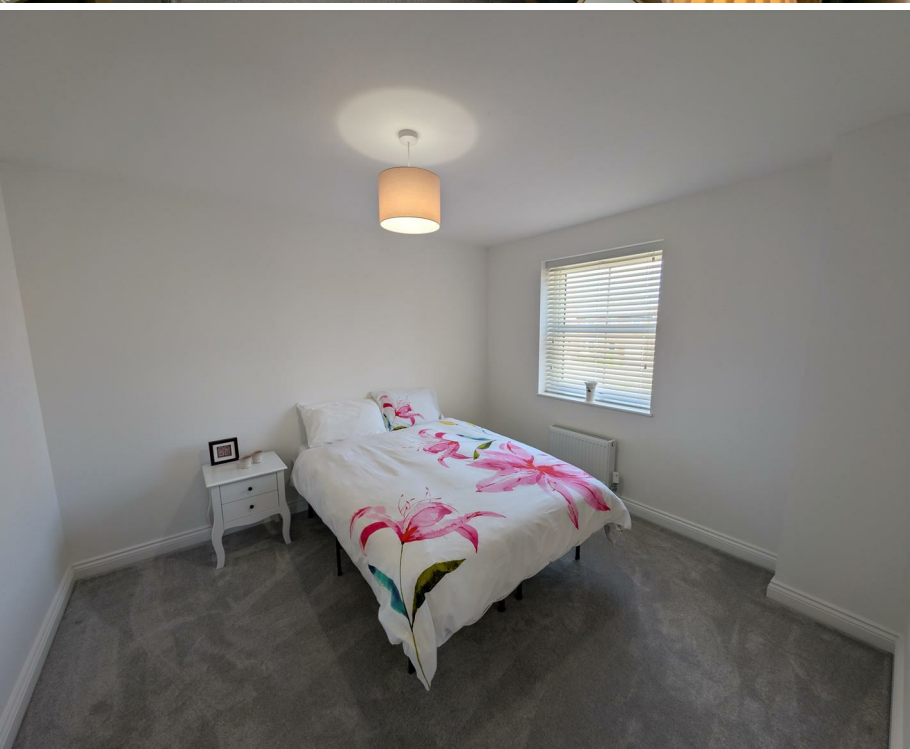
The home stands on a prime corner plot, with gardens to the front and rear, to the rear there is side access with patio area and access into the garage. To the front of the home, a good sized driveway can be located leading to a large single integral garage with electric up and over door.

#### Council Tax

Band E

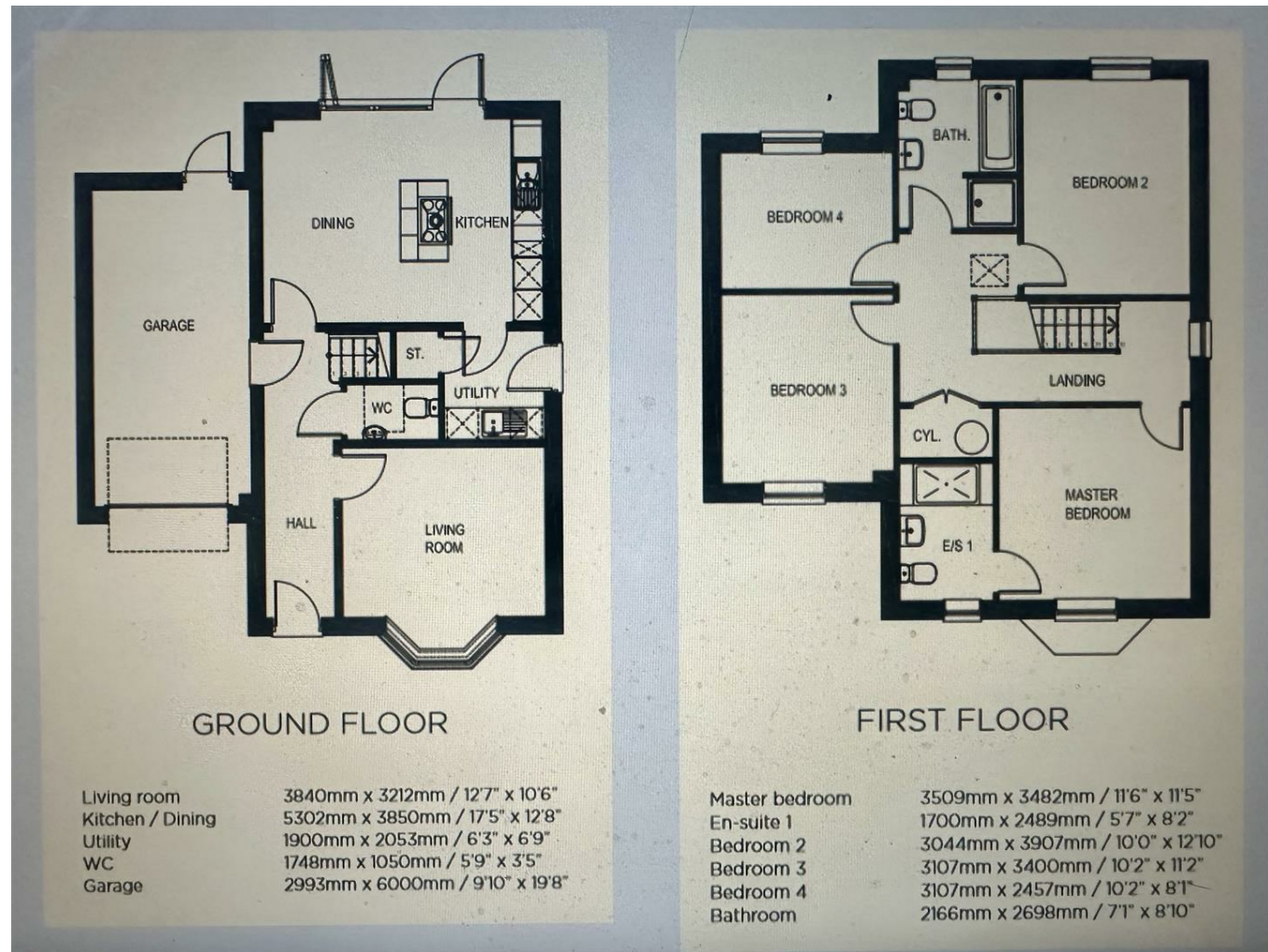
#### Tenure

#### Note





## 8 The Assemblage | Darlington



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.