



VENTURE  
PLATINUM

# Edgecombe Grove | Darlington



This immaculately presented two bedroom detached bungalow is located at the head of this quiet residential cul de sac in the Mowden area of Darlington allowing easy access out of town and to the amenities in Cockerton Village.

The property has been updated by the current owners to a high standard and would suit a variety of purchasers. Having 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.

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

#### Entrance Hallway

A welcoming hallway with newly fitted composite door, two windows to the front, storage cupboard and radiator.

#### Entrance Hallway

#### Lounge 5.41m x 3.99m (17'9 x 13'1)

Upvc double glazed windows to the front and side, feature fireplace with gas fire with marble back and hearth, coving to ceiling and radiator.

#### Lounge

#### Lounge

#### Dining Room/Study 2.54m x 2.34m (8'4 x 7'8)

With upvc double doors to the rear elevation, radiator and laminate flooring.

#### Kitchen 3.02m x 2.54m (9'11 x 8'4)

Upvc double glazed window to the side and newly fitted stable door to the rear, fitted with a modern range of oak wall, base and drawer units, contrasting work surfaces, New York style tiled walls, composite sink unit with mixer tap, space for washing machine, space for fridge/freezer, integrated oven and extractor, ceiling spotlights and laminate flooring

#### Bedroom One 3.91m x 3.30m (12'10 x 10'10)

Upvc double glazed window to the front, fitted wardrobes with sliding mirrored doors providing hanging and shelving, radiator.

#### Bedroom One

#### Bedroom Two 3.94m x 3.30m (12'11 x 10'10)

Upvc double glazed window to the rear, fitted wardrobes with sliding mirrored doors providing hanging and shelving and radiator.

#### Bedroom Two





### Bathroom

With a modern white suite comprising with newly fitted P-shaped bath with shower over and shower screen, low level wc, wash hand basin, ceiling spotlights, extractor fan, obscure window to the rear, heated towel rail.





#### Attic

The attic is mostly boarded, has LED lighting and electric socket. The central heating boiler is housed in the attic. There is also an aerial amplifier with 2 spare connections for easy tv installation and a Positive Ventilation System in the attic providing improved indoor air quality,

#### Externally

The property is in an elevated position with bucolic views. There is a block paved driveway providing parking for ample vehicles leading to single garage with up and over door, power and light and upvc door leading into shed/workshop. The rear garden is south facing and been designed for low maintenance laid mainly to lawn with patio areas. There are a range of fruit trees including apple and pear and a vegetable plot. There is also new fencing and gate to the side.



Externally

Externally

Externally

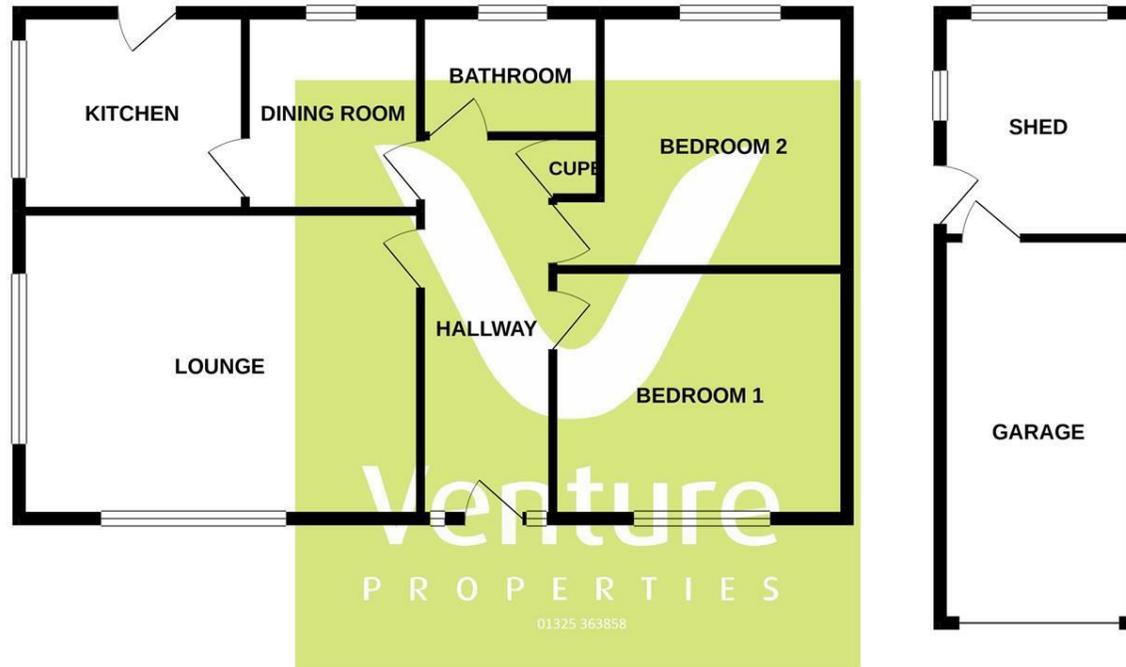
Council Tax  
Band C





# 20. Edgecombe Grove | Darlington

## GROUND 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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