



VENTURE
PLATINUM

Abbey Road | Sadberge



Venture Properties are delighted to offer this substantial four bedroom bungalow to the market with no onward chain. The bungalow offers versatile family living and entertaining space both in and outdoors with a larger than average well maintained garden to the rear. Internally the property has a flexible layout to suit a variety of family needs and benefits from gas central heating (boiler installed 2018) and Upvc double glazing.

Sadberge Village is a small, pretty village situated on a hill on the north side of the A66 between Darlington and Teesside. Its pleasant surroundings and easy access to the A66 make it popular with professional people working in Darlington or Teesside. There is a Church, Two popular Public Houses and a Village Hall with a well run friendly coffee shop.

Rarely do properties on Abbey Road become available therefore viewing comes highly recommended

Entrance Hallway

Upvc door to the front.

Dining Area 3.35m x 3.15m (11'00 x 10'04)

With radiator. Semi open plan to the lounge

Lounge 6.65m x 3.53m (21'10 x 11'07)

Upvc double glazed window to the rear enjoying views over the extensive gardens.

Bedroom One 4.39m x 4.06m (14'5 x 13'4)

With sliding doors to the rear and radiator.

Kitchen/Breakfast Room 4.04m x 5.46m (13'03 x 17'11)

Upvc double glazed window to the rear, fitted with a range of wooden wall, base and drawer units, contrasting work surfaces, stainless steel sink unit, space for cooker, space for dishwasher.

Utility Room

With door to the side, space for washing machine, space for tumble dryer, stainless steel sink unit, wall mounted Baxi boiler (installed in 2018)

Inner Hallway

With double storage.

Bedroom Two 3.99m x 3.28m (13'01 x 10'09)

With upvc double glazed window to the front and radiator.

Bedroom Three 3.96m x 2.34m (13'00 x 7'08)

With upvc double glazed window to the side, radiator

Bedroom Four 3.25m x 3.07m (10'08 x 10'01)

With upvc double glazed window to the front and radiator.

Bathroom

Fitted with a suite comprising Jacuzzi bath with mixer tap and spray, low level wc, wash hand basin, vanity unit, bidet, walk in shower, heated towel rail, tiled floor, fully tiled walls.





Externally

The rear garden is approx 70 metres laid mainly to lawn with garage/store room. There are well established evergreens, shrubs and paved patio area. To the front is a lawned garden with driveway allowing for off street parking.

Garage

Internal dimensions 5500mm x 2700mm. A single attached garage with up and over door.





Council Tax
Band D

Tenure
This property is freehold

Note

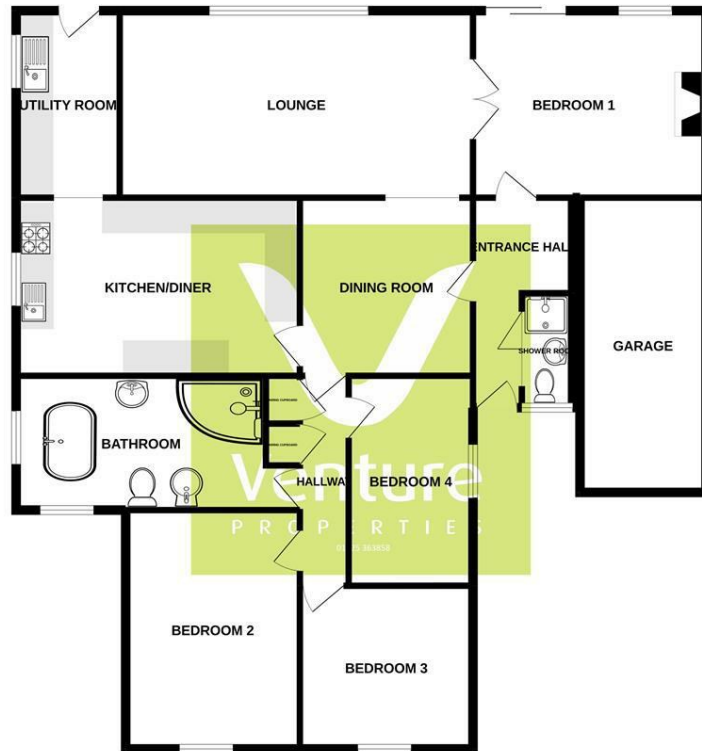
IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification 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



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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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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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.

45 Duke Street, Darlington,
County Durham, DL3 7SD

01325 363858
www.venturepropertiesuk.com