



VENTURE
PLATINUM

Barmpton Lane | Darlington





*** REDUCED FOR A QUICK SALE ***

This substantial four/five bedroom detached residence is located on the outskirts of Darlington allowing easy access out onto the A66 and A19 and A1 both North and South and within 5 miles of Teesside International Airport. More locally the property is within a short stroll to the popular Haughton Village, Supermarkets, Retail Parks and other amenities including popular Schooling and GP Surgery.

The property has been fully refurbished by the current owners and benefits from newly fitted gas central heating system together with radiators, electrical work has been updated where necessary, newly fitted kitchen with appliances, newly fitted bathroom and has been neutrally decorated and carpeted throughout.

Externally the property enjoys a well maintained large garden, laid to lawn and ample off street parking to the front for four cars.

In our opinion the property would suit a variety of purchasers and offers flexible, versatile living and entertaining space both inside and out and viewing is recommended.

Entrance Vestibule

Leading into hallway.

Entrance Hallway

With staircase to the first floor and radiator and large understairs storage cupboard.

Reception Room One 8.18m x 4.50m (26'10" x 14'9")

An excellent room with upvc double glazed bay window to the front and two double glazed bay windows to the side, window seat, four radiators.





Reception Room Two 5.51m x 3.96m (18'1 x 13')

A further living room with Upvc double glazed bay window to the front and two radiators.

Kitchen 5.51m x 3.68m (18'1 x 12'1)

With window to the rear, door to the rear, newly fitted with a modern range of grey wall, base and drawer units, contrasting work surfaces, one and a half bowl stainless steel sink unit with mixer tap, space for fridge/freezer, integrated fridge, radiator, vinyl flooring. Stone feature archway leading into breakfast room.

Breakfast Room/Dining Room 3.02m x 2.69m (9'11 x 8'10)

Open plan to kitchen. With radiator and access into reception room One

Games Room 6.96m x 5.26m (22'10 x 17'3)

With four semi circular double glazed windows enjoying views over the garden, part parquet floor, radiator. The snooker table can be included.

Further Reception Room/Bedroom 5.625m x 3.66m (20'6 x 12')

This room could be used as a fifth bedroom or annex.

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

First Floor

Galleried landing. With window.





Bedroom One 4.57m x 3.96m (15' x 13')
With double glazed windows to the front and side, radiator,

Bedroom Two 4.09m x 3.66m (13'5 x 12')
With double glazed windows to the rear and side, radiator.

Bedroom Three 4.09m x 3.66m (13'5 x 12')
With double glazed windows to the rear and radiator.

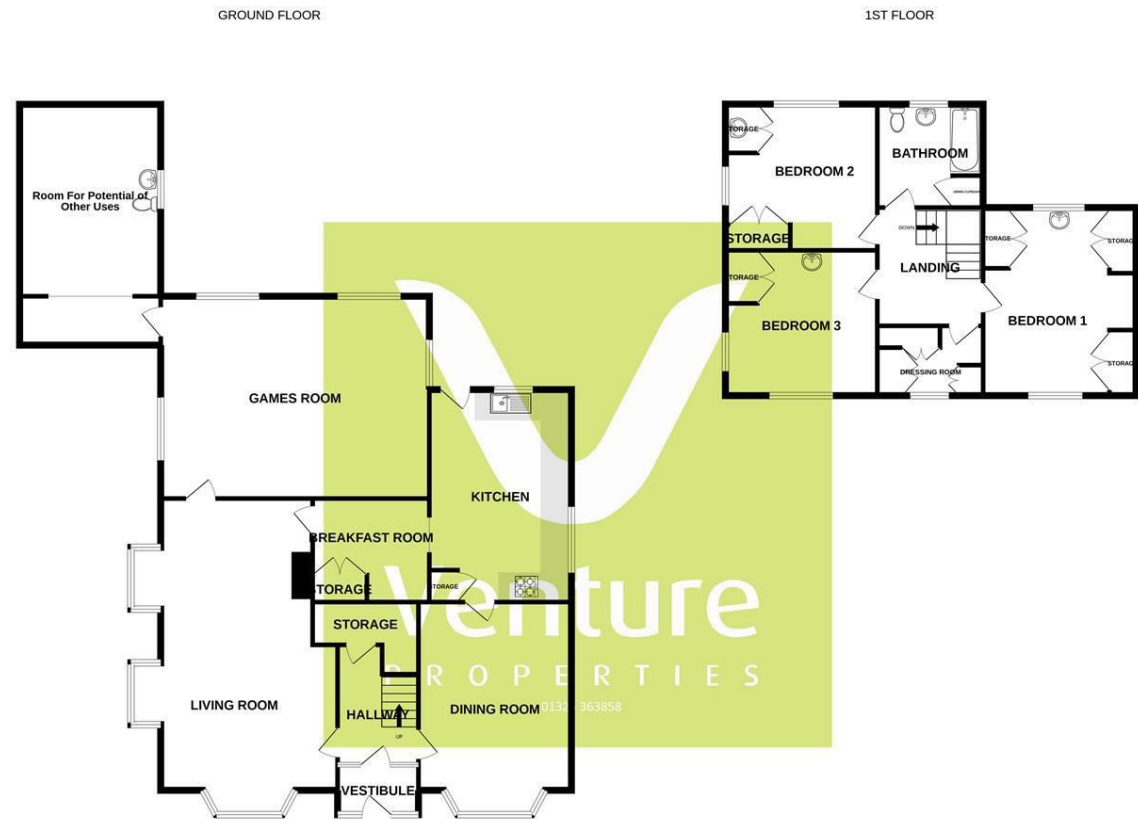
Bedroom Four
With double glazed window to the front and radiator.

Family Bathroom
Newly fitted suite comprising panelled bath with shower over with waterfall head and spray attachment, shower screen, low level wc, wash hand basin, heated towel rail, vinyl flooring and window to the rear.

Externally
There are well maintained gardens to the front and rear. The front garden is lawned with gravelled driveway with access for four vehicles via double gates. The rear garden is laid to lawn with patio area, outside water supply, outside electric supply, new fenced surrounds and gated access to the side allowing access for bins and dog walking etc.

Council Tax
Band 'F'

21 Barmpton Lane | Darlington



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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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.

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