



VENTURE  
PLATINUM



Beaumont Hill | Darlington  
£695,000





Situated on the outskirts of Darlington, this fabulous six-bedroom individually designed detached house offers an exceptional living experience, perfect for families seeking both space and comfort. The property is presented and finished to the highest standard, ensuring a luxurious lifestyle from the moment you step inside. The superb bespoke kitchen complete with breakfast island is of a particular high specification and is open plan to the dining area and sitting room, allowing for family entertaining and relaxation.

Luxurious fixtures and fittings throughout the house enhance its appeal, making it a truly remarkable find in the Darlington area. This stunning property is not just a house; it is a place where you can envision a wonderful future. Don't miss the opportunity to make this exquisite home your own.

Spanning three well-planned floors, the accommodation is both spacious and versatile, featuring three elegant reception rooms that provide ample space for relaxation and entertainment. Each of the six bedrooms are generously sized, allowing for personal retreats, while the five bathrooms ensure convenience for all residents and guests.

The property boasts easy to maintain gardens, ideal for outdoor enjoyment, alongside a garage and parking space for up to six vehicles, making it perfect for larger families or those who enjoy hosting gatherings. With no onward chain, this home is ready for you to move in and start creating lasting memories.

#### **Entrance Hallway 6.93m x 2.97m (22'09 x 9'09)**

A stunning welcoming hallway with double Rockdoors to front, luxury Amtico flooring, panelled walls, coving to ceiling, spotlights to ceiling and staircase to first floor landing.

#### **Lounge 3.68m x 7.65m (12'01 x 25'01)**

Upvc double glazed bay window to front, fireplace with real flame effect fire, spotlights and coving to ceiling.

#### **Sitting Room 12.80m x 3.71m (42'00 x 12'02)**

Upvc double glazed bay window to front, media wall with inset real flame effect fire and marble shelving into alcove. Open plan to the kitchen area.

#### **Kitchen 8.79m x 4.93m (28'10 x 16'02)**

Upvc double glazed window to rear. Fitted with a superb, bespoke kitchen with white wall, base and drawer units, twin inset sink with mixer taps. Granite work surfaces and matching splashbacks with mirror feature. Space for a Rangemaster Oven, Integrated fridge, dishwasher and under counter freezer. Display unit with lighting. There is a Breakfast island with double granite work surfaces and storage under and spotlights to ceiling and Amtico flooring. Open plan through to Dining Area

#### **Dining Area**

Double doors to rear, Amtico flooring, spotlights to ceiling and ample space for a dining table and chairs. Double doors to Hall.

#### **Utility Room**

Upvc double glazed window to side, spotlights to ceiling and there is space for a washing machine and tumble dryer. Units with granite work surfaces and Inset sink with mixer tap and concealed Baxi boiler.

#### **Rear Lobby**

Rockdoor to rear elevation, seating and storage area.

#### **Ground Floor Cloaks**

Upvc double glazed window to side, spotlights to ceiling and extractor fan. Low level w.c, wash hand basin in vanity.

#### **First Floor Landing 10.01m x 3.89m (32'10 x 12'09)**

Upvc double glazed feature window to front, panelled walls, vertical radiator and spotlights to ceiling. Staircase to second floor.

#### **Bedroom One**

Upvc double glazed window to rear, spotlights to ceiling, vertical radiator and bespoke headboard.

#### **En-Suite**

Upvc double glazed obscure window to side, double walk in shower with waterfall and spray. Low level w.c, twin wash hand basins in vanity, marble walls and floor with spotlights to ceiling.







#### Dressing Area

Upvc double glazed window to rear, With full length fitted wardrobes and dressing table and spotlights to ceiling.

#### Bedroom Two 3.84m x 3.81m (12'07 x 12'06)

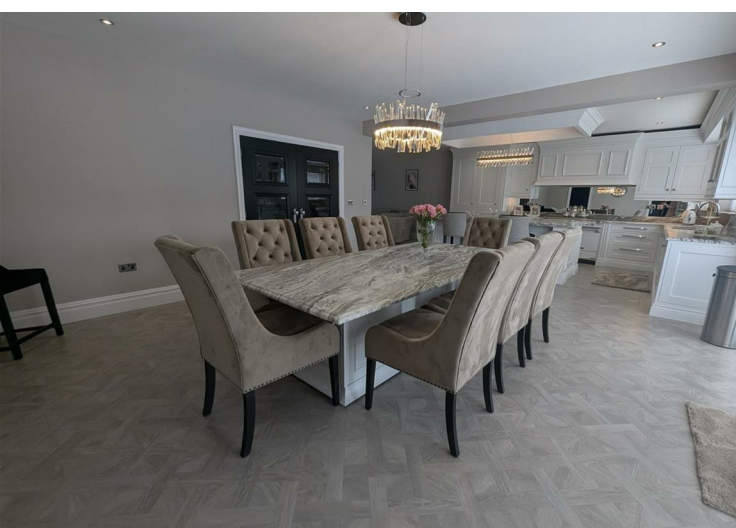
Upvc double glazed window to rear, vertical radiator and spotlights to ceiling.

#### Family Bathroom

Upvc double glazed obscure window to rear,, freestanding bath, walk in shower with waterfall and spray and crystal screen. Crystal wash hand basin in vanity unit with mixer tap. Low level w.c, fully tiled walls and floor with full length and spotlights to ceiling.







#### Bedroom Three 3.84m x 3.71m (12'07 x 12'02)

Three Upvc double glazed windows to front, fitted wardrobes, vertical radiator and spotlights to ceiling. Access to En-Suite

#### En-Suite

Walk in shower with waterfall and spray, low level w.c, wash hand basin in vanity and fully tiled walls and floor. Spotlights to ceiling.

#### Bedroom Four 4.95m x 2.90m (16'03 x 9'06)

Upvc double glazed window to front, vertical radiator and spotlights to ceiling.

#### Second Floor

#### Bedroom Five 4.09m x 10.01m (13'05 x 32'10)

Dormer windows to rear and front. Internal room complete with plumbing ready for a further en-suite. Hot water cylinder and spotlights to ceiling.



#### Bedroom Six 9.98m x 6.63m (32'09 x 21'09)

Dormer windows to front and rear, three vertical radiators and spotlights to ceiling.

#### En-Suite

Double walk in shower with waterfall and spray, low level w.c, wash hand basin in vanity, fully tiled walls and floor with heated towel rail.

#### Externally

To the front is a grand driveway with ample off street parking, gated access to rear.

To the rear there is a double garage and enclosed concrete area.

#### Property Details

Local Authority: Darlington

Council Tax Band: G

Annual Price: £3,953

Conservation Area: No

Flood Risk: Very low

Floor Area: 3,831 ft<sup>2</sup> / 356 m<sup>2</sup>

Plot size: -

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

30 Mbps

Ultrafast

1800 Mbps

Satellite / Fibre TV Availability

BT

Sky

Virgin

#### Tenure

#### 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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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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