



VENTURE
PLATINUM

Pennine Close | Darlington
£350,000



Welcome to this splendid detached house located in a quiet cul-de-sac on Pennine Close in the desirable Mowden/Hummersknott area of Darlington. This property is perfect for families seeking a spacious and comfortable home, with its generous layout featuring three reception rooms that provide ample space for relaxation and entertaining.

The house boasts four well-proportioned bedrooms, ensuring that everyone has their own private space. With two bathrooms, morning routines will be a breeze, making it ideal for busy families. The thoughtful design of the home allows for both functionality and comfort, catering to the needs of modern living.

Situated in a highly sought-after neighbourhood, this property is conveniently close to some of Darlington's top-rated schools, making it an excellent choice for families prioritising education. The surrounding area offers a friendly community atmosphere, with local amenities and parks within easy reach.

This delightful home presents a wonderful opportunity for those looking to settle in a vibrant and family-friendly location. With its appealing features and prime location, this property is sure to attract interest. Do not miss the chance to make this charming house your new home.

Porch

With door into

Entrance Hallway

With access to all ground floor rooms and stairs to the first floor.

Downstairs Cloakroom

The cloakroom features a modern white suite with a pedestal basin and WC, complemented by a round mirror and patterned wallpaper that adds character to the space. The wooden flooring contrasts nicely with the neutral walls, while a window allows light to enter, keeping the room bright and fresh.

Living Room 4.88m x 3.66m (16 x 12)

The living room offers a spacious and inviting space with plush carpeting and neutral walls, providing a calm backdrop for relaxation. A fireplace adds a cosy focal point, framed by a painted feature wall and flanked by windows that bring in natural light. The room benefits from two windows which ensure it is well-lit throughout the day.

Kitchen Area 5.36m x 3.76m (17'7 x 12'4)

The kitchen is bright and airy, featuring cream cabinetry with wooden worktops that create a warm and inviting atmosphere. It offers ample storage and workspace, including an integrated dishwasher, washing machine, oven and a gas hob with an extractor above. Large windows provide natural light and overlook the garden room and family room, creating a smooth flow between these areas. The wooden floor continues throughout, enhancing the sense of space and warmth.

Family Room 3.66m x 3.15m (12 x 10'4)

With an open aspect into the kitchen and garden room, which can be versatile with its accommodation setting.

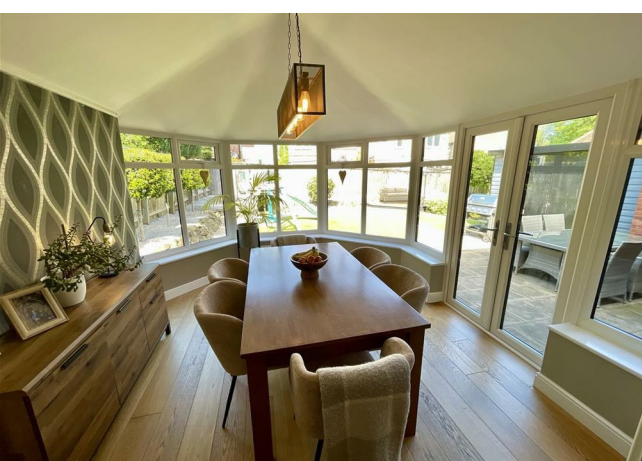
Garden Room 3.86m x 3.38m (12'8 x 11'1)

Situated off the family room with double glazed windows and French doors opening out onto the landscaped rear garden.

First Floor

Landing.





Bedroom One 4.62m x 3.66m (15'2 x 12)

Bedroom 1 is a peaceful retreat with a kingsize bed and neutral decor. The room benefits from a dormer window that fills the space with natural light, enhancing the calm, restful atmosphere. There is ample room for bedside tables and additional furniture, there are also built in wardrobes creating a comfortable and practical bedroom.

En-Suite

With a modern suite comprising shower, wash hand basin and low level WC..





Bedroom Two 3.15m x 3.02m (10'4 x 9'11)

Bedroom 2 offers a bright and airy atmosphere. The room is cosy yet practical, ideal for family or guests.

Bedroom Three 2.97m x 2.95m (9'9 x 9'8)

Bedroom 3 is a charming, light-filled room with a built-in wardrobe. It features a large window and neutral decor with a comfortable feel, suitable for use as a bedroom or study area.

Bedroom Four 2.90m x 2.11m (9'6 x 6'11)

Bedroom 4 is a smaller, versatile room with a window providing natural light. It is suited to use as a bedroom, study or nursery, with neutral tones creating a calm environment.

Family Bathroom

The bathroom is fitted with a modern suite including a bath with a separate shower, a vanity basin, and a WC. Neutral tiling and a large frosted window brighten the room while ensuring privacy. The layout is practical and the space feels fresh and clean.



Externally

The home stands in a prime position with excellent off street parking to the front with space for three cars, leading to a single garage. The rear garden is a well-maintained and family-friendly space, featuring a paved patio area ideal for outdoor dining and entertaining. The garden includes areas of artificial lawn and various mature shrubs and plants around the border, creating a private and enjoyable outdoor environment.

Tenure

Freehold

Property Details

Local Authority: Darlington

Council Tax Band: E

Annual Price: £3,048

Conservation Area No

Flood Risk Very low

Floor Area 1,410 ft² / 131 m²

Plot size 0.10 acres (2 Plots)

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

5 Mbps

Ultrafast

1800 Mbps

Satellite / Fibre TV Availability

BT

Sky

Virgin

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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PENNINE CLOSE, DARLINGTON. DL3 9YA.

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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