



VENTURE
PLATINUM

Johns Garth | Darlington
£310,000



Welcome to Johns Garth, Darlington, this immaculately presented detached house offers an exceptional opportunity for family living. With four generously sized bedrooms, this property provides ample space for both relaxation and privacy. The two well-appointed reception rooms create a welcoming atmosphere, perfect for entertaining guests or enjoying quiet family evenings.

The house boasts two modern bathrooms and a ground floor w.c, ensuring convenience for the entire household. One of the highlights of this property is the off-street parking, along with a garage that adds further practicality. Access is via a cul-de-sac to the rear of the property.

This home is designed with family life in mind, offering a harmonious blend of comfort and functionality. The spacious rooms allow for versatile use, whether it be for a growing family or those who simply appreciate room to breathe.

In summary, this delightful property in Johns Garth is not just a house; it is a perfect family home waiting to be cherished. With its generous living spaces and excellent amenities, it is sure to appeal to those seeking a tranquil yet convenient lifestyle in Darlington.

Entrance Hall

Composite door to front, staircase to first floor landing with storage cupboard under and vertical radiator. A welcoming, bright and airy space.

Lounge 4.11m x 3.33m (13'6 x 10'11)

Upvc double glazed bay window to front and radiator.

Kitchen / Diner 7.11m x 3.76m (23'4 x 12'4)

Upvc double glazed window to rear, fitted wall, base and drawer units with contrasting worktops. Composite sink with mixer tap, four ring gas hob with extractor over and eye level oven. Integrated fridge freezer and dishwasher, bi-fold doors to rear, spotlights to ceiling and radiator. Ample space for a dining table and chairs.

Utility Room

Door to rear with wall and base units, concealed boiler, space for a washing machine and tumble dryer and radiator.

Ground Floor Cloaks

W.c, wash hand basin and heated towel rail.

Study 2.24m x 2.18m (7'4 x 7'2)

Upvc double glazed window to front and radiator.

First Floor Landing

Access to loft and radiator.

Bedroom One 3.81m x 3.73m (12'6 x 12'3)

Upvc double glazed window to rear, two fitted wardrobes with mirrored sliding doors and radiator.

En-Suite

Upvc double glazed obscure window to side, shower cubicle, w.c, wash hand basin and radiator.





Bedroom Two 3.81m x 2.72m (12'6 x 8'11)

Upvc double glazed window to rear, built in wardrobes with mirrored sliding doors and radiator.

Bedroom Three 3.33m x 2.95m (10'11 x 9'8)

Upvc double glazed window to front and radiator.





Bedroom Four 3.71m x 2.72m (12'2 x 8'11)

Upvc double glazed window to front and radiator.

Bathroom

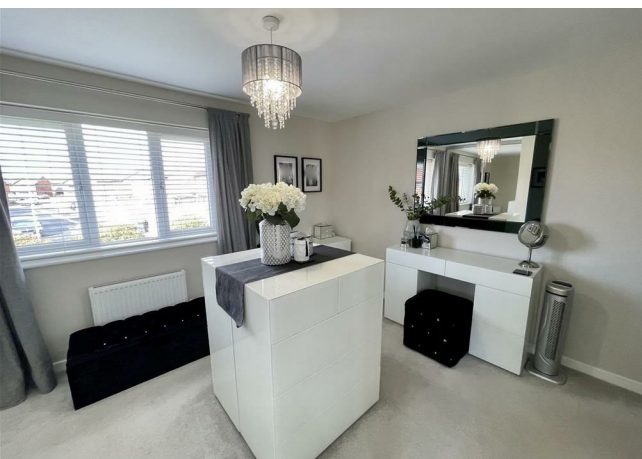
Upvc double glazed obscure window to side, bath with mixer tap, walk in shower cubicle, low level w.c, wash hand basin, heated towel rail and spotlights to ceiling.

Externally

To the front is mainly laid to lawn.

To the rear there is an enclosed garden with artificial lawn, patio area and gated access to side.

Via a cul-de-sac there is access to off street parking and access to the garage.



Tenure
Freehold

Property Details

Local Authority: Darlington
Council Tax Band: E
Annual Price: £2,899
Conservation Area No
Flood Risk Very low
Floor Area 1,367 ft² / 127 m²
Plot size 0.07 acres
Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

7 Mbps

Superfast

54 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

BT

Sky

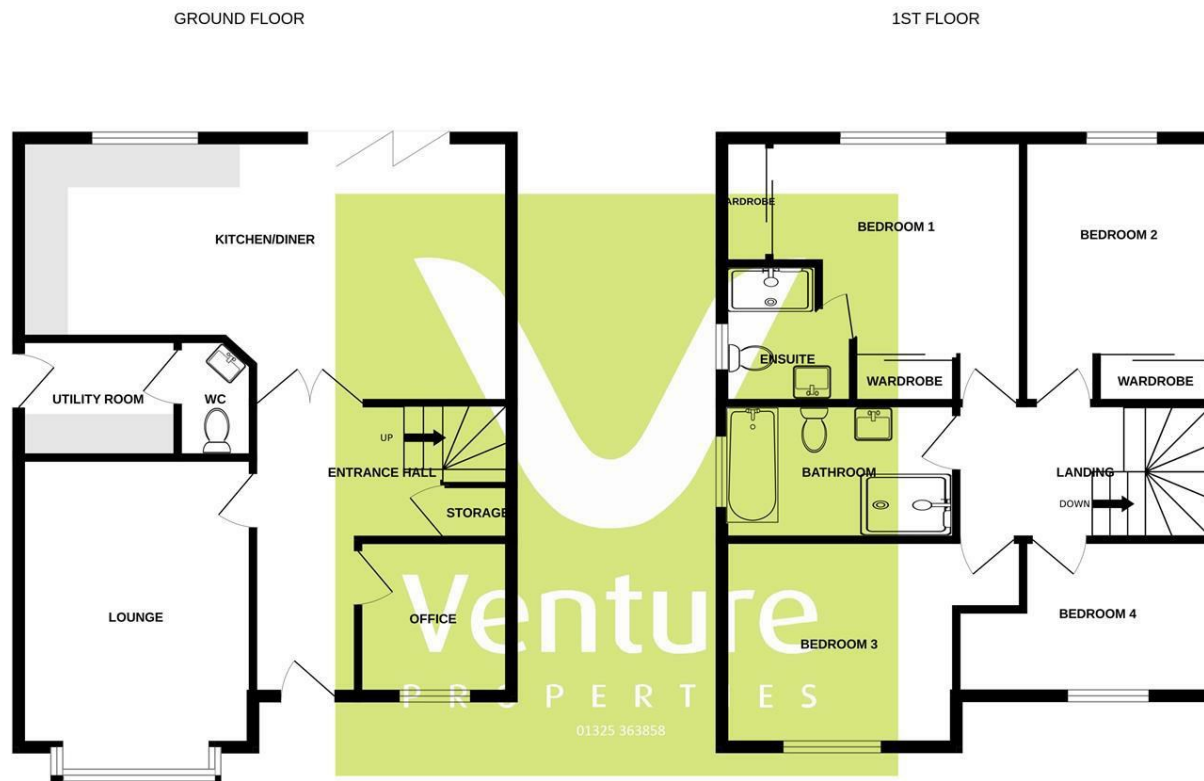
Note

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.





7 Johns Garth | 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.
Made with Metropix ©2025

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