



VENTURE
PLATINUM

Holderness Drive | Darlington
£265,000





Located in the desirable West Park area of Darlington, this impressive four bedroom semi-detached house on Holderness Drive offers a perfect blend of modern living and spacious accommodation. With generously sized bedrooms, this home is ideal for families seeking comfort and style.

The main bedroom suite is a true highlight, featuring a walk-in dressing area that leads to a luxurious en-suite bathroom, providing a private retreat for relaxation. The property boasts a well-appointed reception room, perfect for entertaining guests or enjoying family time.

One of the standout features of this home is its corner plot position, which not only enhances its curb appeal but also provides ample outdoor space. Additionally, the property benefits from two garages, located at the front and side, offering convenient storage solutions or potential for a workshop.

Having been meticulously maintained by the current owner, this home is ready for you to move in and make it your own. Viewing is strongly advised to fully appreciate the quality and space this property has to offer. Don't miss the opportunity to secure a fantastic family home in a sought-after location.

Entrance Hallway

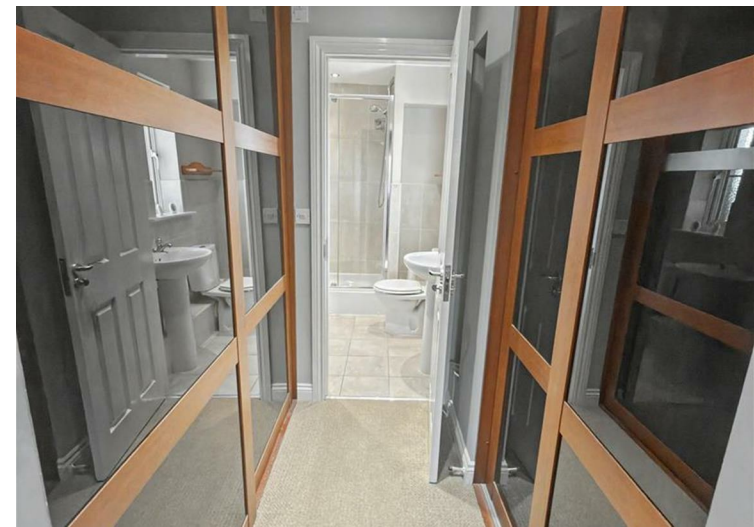
With front door, stairs to the first floor and store cupboard.

Cloakroom/WC

With a low level WC and wash hand basin.

Living Room 3.35m x 5.23m (11'0 x 17'2)

This inviting living room features a cosy fireplace as its focal point. Natural light fills the space through a window to front elevation and French doors to the rear.







Kitchen/Dining Room 3.43m x 5.13m (11'3 x 16'10)

The kitchen offers a spacious and practical layout, fitted with wood-effect cabinets that provide ample storage alongside integrated appliances including an oven and microwave. Tiled flooring extends throughout, complementing the tiled splashbacks. Two windows allow plenty of daylight to illuminate the dining area, which comfortably accommodates a table and chairs, ideal for family meals. There are French doors to the side leading out to the rear garden.

First Floor

Landing area.

Bedroom 1 3.48m x 5.23m (11'5 x 17'2)

This double bedroom has a serene ambiance with soft, pastel walls and a large window dressed with pink curtains. A double bed sits centrally within the room, flanked by bedside furniture, and a built-in wardrobe offers good storage space.

Dressing Room

With access from the main bedroom, having fitted robes to both sides leading into the en-suite/

En-suite

This bathroom presents a clean, contemporary design with tiled walls and floors in a neutral palette. It includes a corner shower enclosure with glass doors, a pedestal sink, and a toilet. A window above the toilet brings in natural light while maintaining privacy with frosted glazing.

Bedroom 2 4.11m x 2.59m (13'6 x 8'6)

A good double sized bedroom with fitted robes, double glazed window and gas central heating radiator.

Bedroom 3 4.06m x 2.59m (13'4 x 8'6)

This bedroom is generously sized and decorated in muted tones with two windows that fill the room with natural light.

Bedroom 4 2.54m x 2.51m (8'4 x 8'3)

Situated to the front with double glazed window and gas central heating radiator.

Family Bathroom

Family bathroom includes a bath with tiled surround, a pedestal sink, and a close-coupled toilet. The room benefits from a frosted window allowing light to enter while preserving privacy.

Outside

The home stands on a corner plot with an enclosed courtyard garden to the front, there are two garages to the front and side of the home, to the rear, the garden has been paved for easy maintenance and has door access into the garages. Garage sizes 11'3 x 17'5 and 7'8 x 18'7

Tenure

Freehold

Property Details

Local Authority: Darlington

Council Tax Band: D

Annual Price: £2,494

Conservation Area No

Flood Risk Very low

Floor Area 0 ft 2 / 0 m 2

Plot size 0.05 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

6 Mbps

Superfast

80 Mbps

Ultrafast

10000 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

8 Holderness Drive | Darlington

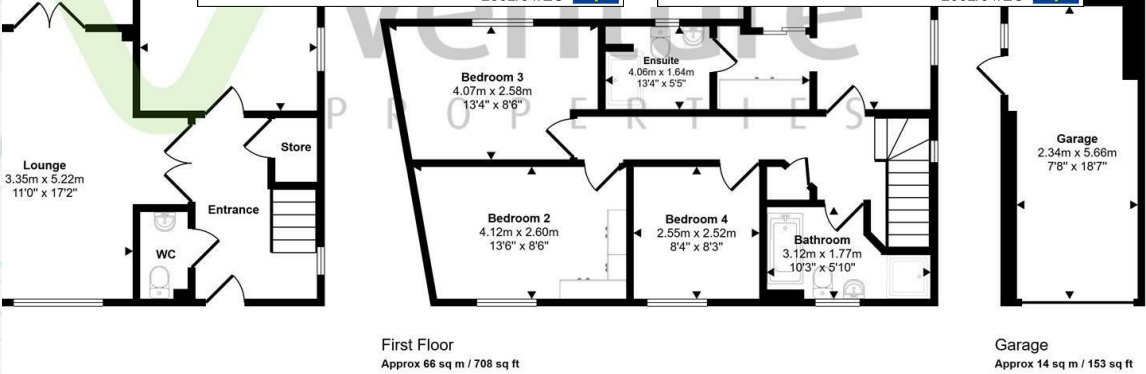


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC

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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.