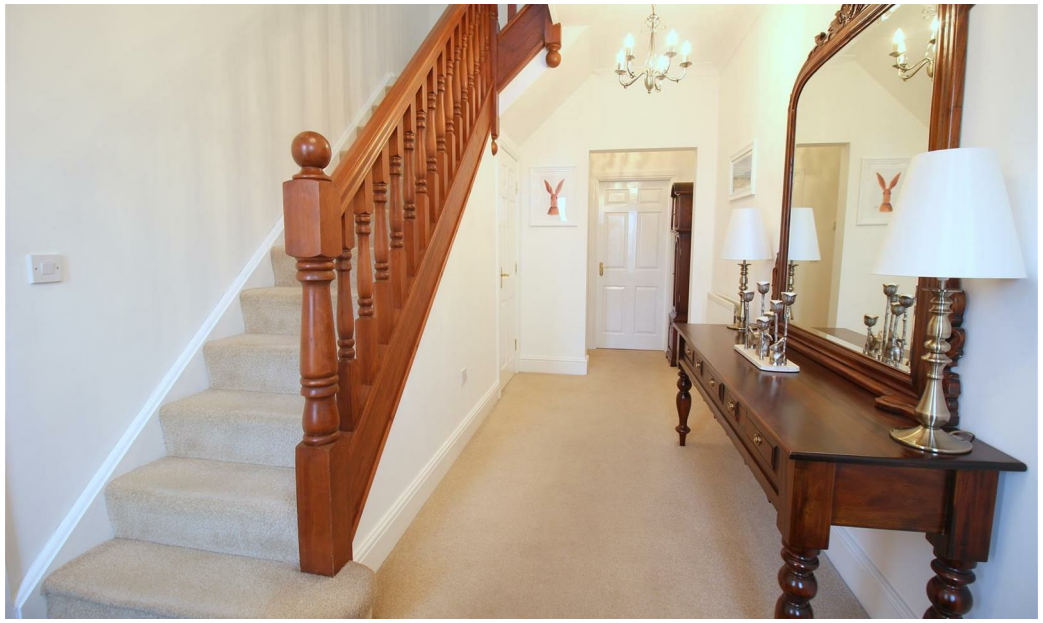
# Rymers Court

Darlington DL1 2GB

## Offers In The Region Of £300,000

Venture
PROPERTIES



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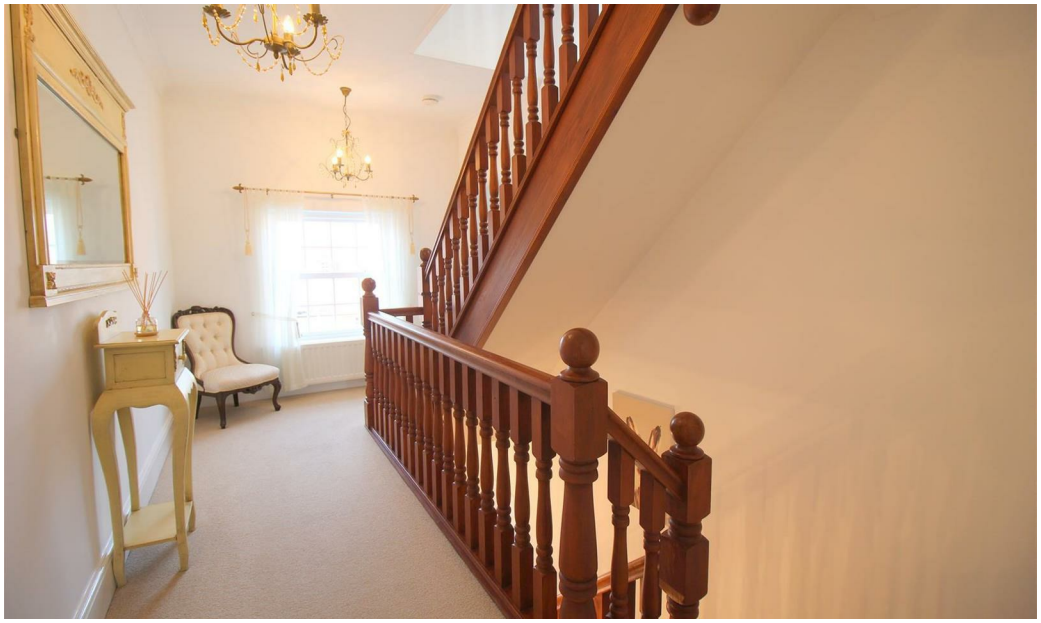

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# Rymers Court

## Darlington DL1 2GB

- Detached
- Kitchen/Dining Room
- Council Tax Band E
- 5 Bedrooms
- En-Suite to Master Bedroom
- EPC Rating C
- Lounge
- Garden & Garage
- Haughton Village Location

Situated within this quiet residential development in the Haughton Village area of Darlington and within easy reach of many local amenities including shops, pubs, schools and retail parks is this spacious, modern and contemporary detached property offering well configured living and entertaining space over three floors. The property occupies an excellent position and has a south facing rear garden which has been designed for easy maintenance.

### Entrance Hallway
With composite door leading into a spacious reception hallway with radiator and staircase to the first floor landing with understairs storage cupboard.

### Lounge
18'3 x 14'3 (5.56m x 4.34m)
A welcoming and relaxed lounge with upvc double glazed bay window to the front, attractive fireplace with inset gas fire, coving to celing and radiator

### Kitchen/Dining Room
23'3 x 8'6 (7.09m x 2.59m)
A thoughtfully designed kitchen/dining room with upvc double glazed doors and window to the rear elevation.

The kitchen is fitted with a superb range of cream, wall, base, display and drawer units with contrasting work surfaces and part tiled walls, four ring gas hob, oven and extractor, integrated fridge, integrated freezer, wine rack, one and a half bowl stainless steel sink unit with mixer taps, tiled flooring.

### Kitchen/Dining Room

### Ground Floor Cloakroom
Fitted with a low level w,c, and wash hand basin, tiled flooring and radiator.

### Utility Room
With door to the side elevation. Fitted with wall and base unit, integrated dishwasher, space for washing machine, part tiled walls and tiled flooring.

### Staircase/First Floor
Landing with upvc double glazed window to the front.

### Bedroom One
14'3 x 13'7 (4.34m x 4.14m)
With upvc double glazed bay window to the front, built in storage and radiator.

### Bedroom Two
13'2 x 8'0 (4.01m x 2.44m)
With upvc double glazed dormer style window to the front and velux window to the rear. Fitted with wardrobes and radiator.

### Bedroom Three
10'9 x 8'7 (3.28m x 2.62m)
With upvc double glazed window to the rear and radiator.

### Bedroom Four
10'3 x 8'7 (3.12m x 2.62m)
With two upvc double glazed windows fitted wardrobes and radiator.

### Family Bathroom
Comprising a corner bath, double shower cubicle, low level w.c. and wash hand basin, part tiled walls, vinyl flooring and radiator.

### Staircase/Second Floor
Landing.

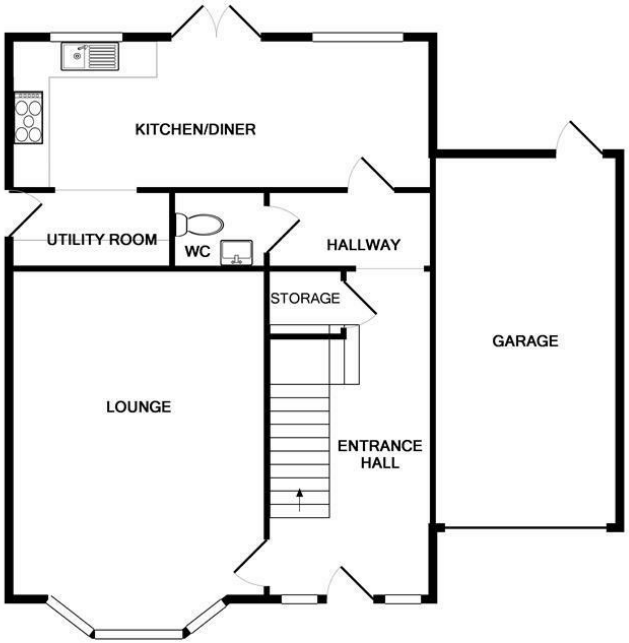
### Bedroom Five
12'6 x 12'6 (3.81m x 3.81m)
With two upvc double glazed windows to the front, radiator, fitted wardrobes providing ample hanging and shelving.

### En-Suite Shower Room
Comprising shower cubicle, low level w.c., wash hand basin and radiator.

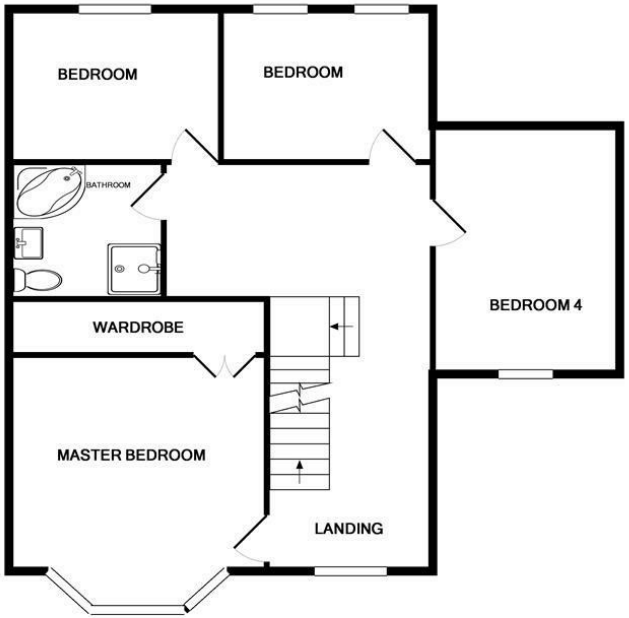
### Garage
20'0 x 10'2 (6.10m x 3.10m)
With up and over door, gas central heating boiler, power and light and door to the rear.

### Externally
The property has a driveway to the front and gated side access leading to the rear garden which is south facing and paved for easy maintenance

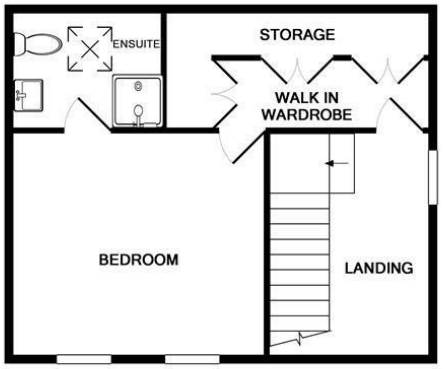
### Council Tax Band
Band




GROUND FLOOR




1ST FLOOR




2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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## Property Information

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