



Merrybent Drive

Darlington DL2 2JZ

Offers Over £270,000





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Merrybent Drive

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- Immaculately Presented Town House
- Superb Kitchen/Diner
- Council Tax Band F

- 6 Bedrooms
- Gardens Front & Rear
- EPC Rating B

- 4 Bathrooms
- Garage & Driveway
- Viewing Highly Recommended

A superb family home which offers well proportioned and flexible living accommodation arranged over three floors. The property is well presented internally and would be ideally suited to family occupation. To the ground floor there is an entrance hall, cloakroom/wc, LIGHT AND AIRY 18ft LIVING ROOM, separate DINING ROOM with double glazed FRENCH DOORS opening onto rear GARDEN, fully fitted KITCHEN BREAKFAST ROOM with integrated appliances including fridge, freezer, dishwasher, and cooking appliances. To the first floor there are FOUR BEDROOMS, the MASTER WITH FITTED WARDROBES and EN-SUITE SHOWER ROOM/WC, TWO FURTHER DOUBLE BEDROOMS shared Jack and Jill bathroom, family bathroom/wc with white suite. To the second floor there is a further landing area, TWO DOUBLE BEDROOMS and shower room/wc. The property is approached via an extensive double width driveway allowing off road parking leading to garage with up and over door, power and lighting. Lawned gardens to the front, the rear garden which is not directly overlooked has lawn, patio and useful garden shed. Offered With No Onward Chain

Merrybent Drive is an exclusive executive residential development of detached properties and townhouses built to a high standard by Messrs Wimpey Homes. It lies within the popular Merrybent area of Darlington, which is a short drive from Darlington town centre offering a comprehensive range of recreational and shopping facilities and amenities. Also being well placed for the market towns of Yarm and Barnard Castle. Merrybent Drive is ideal for the commuter as it is a short drive for the A1(M) bringing the major centre of County Durham and Teesside within relatively easy travelling distance.

General Information - Tenure: Freehold
Services: Gas central heating, mains electric, water and drainage.

Entrance Hall

Entrance door, radiator, downstairs toilet and stairs to the first floor.

Lounge

17'8 x 10'4 (5.38m x 3.15m)

Situated to the front with double glazed window and doors leading into the dining room.

Dining Room

10'4 x 10'4 (3.15m x 3.15m)

Situated to the rear with double glazed french doors and access leading into kitchen/breakfast room

Kitchen/Breakfast Room

15'2 x 10'4 (4.62m x 3.15m)

Situated to the rear with back door, fitted with a range of modern wall, floor and drawer units, contrasting work surfaces and double glazed window.

First Floor

Landing. Storage cupboard and stairs to second floor.

Master Bedroom

15'5 x 10'5 (4.70m x 3.18m)

Situated to the front with fitted wardrobes, double glazed window and access leading into en-suite

En-Suite

Fitted with a white suite comprising walk in shower cubicle, wash hand basin in vanity unit, low level wc, radiator, window to the front.

Bedroom 2

11'5 x 10'3 (3.48m x 3.12m)

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

Bedroom 3

12'10 x 8'8 (3.91m x 2.64m)

Situated to the front with double glazed window.

Jack and Jill En-Suite Shower Room

Connecting from bedrooms 3 and 4. Three piece white suite comprising walk in shower cubicle, pedestal wash hand basin, low level wc, window to side.

Bedroom 4

8'8 x 8'6 (2.64m x 2.59m)

Situated to the rear with double glazed window.

Family Bathroom

Three piece white suite comprising panelled bath, pedestal wash hand basin, low level wc, window to rear, radiator

Second Floor

Landing.

Bedroom 5

16'8 x 10'7 (5.08m x 3.23m)

Running front to rear with skylight.

Family Shower Room

Three piece white suite comprising walk in shower cubicle, pedestal wash hand basin, low level wc, radiator, skylight

Bedroom 6

12'7 x 8'7 (3.84m x 2.62m)

Situated to the front. With storage cupboard and skylight

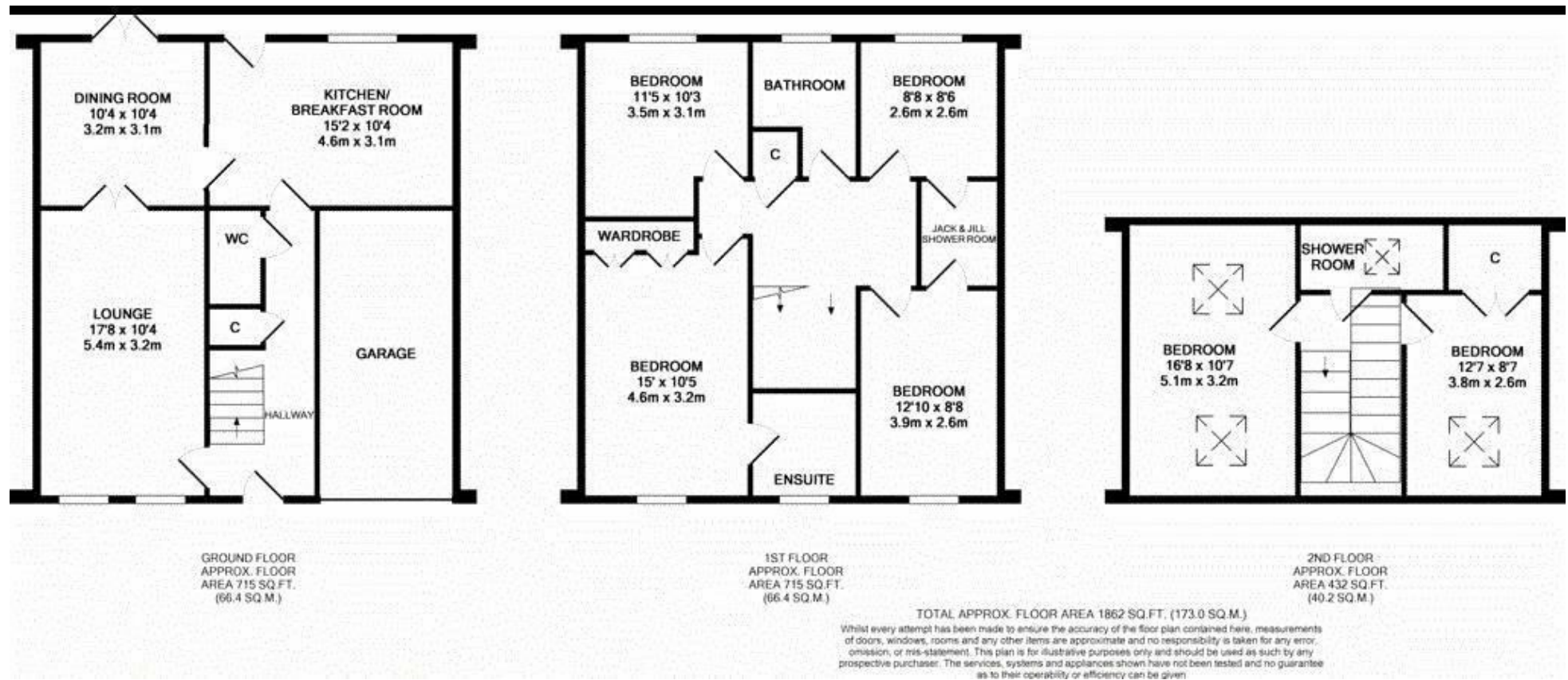
Externally

The property stands on a prime site with gardens to the front and rear, off street parking and garage.

Council Tax

Band F

www.venturepropertiesuk.com



Property Information

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