

Moray Close

Darlington DL1 3TH

£320,000

Venture
PROPERTIES









This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.









This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.









This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.









This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Moray Close

Darlington DL1 3TH



- Four Bedroom Detached Property
- Garage
- Nearby Parks and Schools
- Springfield Area of Darlington
- Conservatory
- Excellent Travel and Transport Links
- Generous Off Street Parking to Front
- Close To Amenities
- Council Tax Band D

Welcome to Moray Close, Darlington, this stunning detached property offers a perfect blend of modern living and comfort. With four bedrooms, this property is ideal for families seeking ample space to grow and thrive. Offering off-street parking for up to two vehicles, along with an integral garage, this property is sure to tick all the right boxes.

Upon entering, you will find an inviting reception room with a newly installed media wall that provides the perfect space for relaxation and entertainment. The newly refurbished interiors are tastefully designed, creating a fresh and contemporary atmosphere throughout the home. The open aspect kitchen/dining room enhances the living space and leads to a conservatory, allowing for an abundance of natural light and a lovely view of the garden.

The location is also advantageous, providing easy access to local amenities and transport links, making it a practical choice for daily living. This property is not just a house; it is a home where memories can be made. With its modern finishes and thoughtful layout, it is ready for you to move in and start your new chapter. Don't miss the opportunity to make this wonderful property your own.

Entrance Hall
The property is entered through a composite front door, into a welcoming entrance hallway with staircase to first floor. Karndean flooring, part panelling to walls and radiator.

Lounge
14'2 x 13'1 (4.32m x 3.99m)
The beautifully presented living room has a UPVC double glazed, walk in bay window to the front and a newly installed feature media wall with inset t.v and glass fronted real flame effect fire. Dual shelving alcoves with lights. Karndean flooring, double doors to dining room, spotlights to ceiling and radiator.

Dining Room
9'7 x 9'1 (2.92m x 2.77m)
The dining room is tastefully decorated in neutral tones, with feature panelled wall, double sliding doors to the conservatory, Karndean flooring, spotlights to ceiling, vertical radiator and open aspect to the kitchen area.

Kitchen
9'7 x 10'2 (2.92m x 3.10m)
The kitchen is fitted with a range of modern wall, base and drawer units with contrasting Quartz worktops including splashbacks. Integrated sink with stylish, three in one Quooker tap, integrated ceramic hob, eye level AEG oven and microwave. Integrated Neff dishwasher along with integrated fridge freezer and dual recycling bins. Under stairs storage, Upvc double glazed window to rear, spotlights to ceiling and Karndean flooring. Access door to Utility room and adjoining garage.

Utility Room/Ground Floor Cloaks
6'2 x 5'3 (1.88m x 1.60m)
The utility room has a UPVC double glazed window to the side elevation and is fitted with a a base and wall unit, Quartz worktop including splashbacks with integrated sink and space for a washing machine and tumble dryer. Karndean flooring, spotlights to ceiling,
Upvc door to the garden and access to the ground floor cloakroom, comprising of a low level w.c, wall mounted wash hand basin with mixer tap, UPVC double glazed window to the side, Karndean flooring, spotlights to ceiling and radiator.

Garage
With recently installed remote control roller door, Baxi boiler which has a valid guarantee, power and light.

Conservatory
8'11 x 9'1 (2.72m x 2.77m)
The delightful conservatory offers fine panoramic views overlooking the rear garden. The conservatory is part wall and part UPVC double glazed with double doors to the garden, apex roof and laminate flooring.

First Floor Landing
A staircase leads to the first floor landing, with access to loft via drop down ladder and part panelled walls.

Bedroom One
10'11 x 11'0 (3.33m x 3.35m)
A double bedroom with a UPVC double glazed window overlooking the front elevation of the property, with spotlights to ceiling, radiator and access to en suite shower room.

En-Suite
This elegant and modern en-suite shower room has a window to the side of the property and is fitted with a walk in shower cubicle with waterfall shower and spray. Wall mounted, bowl style wash hand basin and a low level w.c with marble style tiles, spotlights to ceiling and heated towel rail.

Bedroom Two
10'6 x 8'2 (3.20m x 2.49m)
A double bedroom benefiting from two Upvc double glazed windows, fitted wardrobes, spotlights to ceiling and radiator.

Bedroom Three
8'0 x 9'4 (2.44m x 2.84m)
With Upvc double glazed window to rear, spotlights to ceiling and radiator.

Bedroom Four
8'7 x 8'3 (2.62m x 2.51m)
A single bedroom with UPVC double glazed window, spotlights to ceiling and radiator.

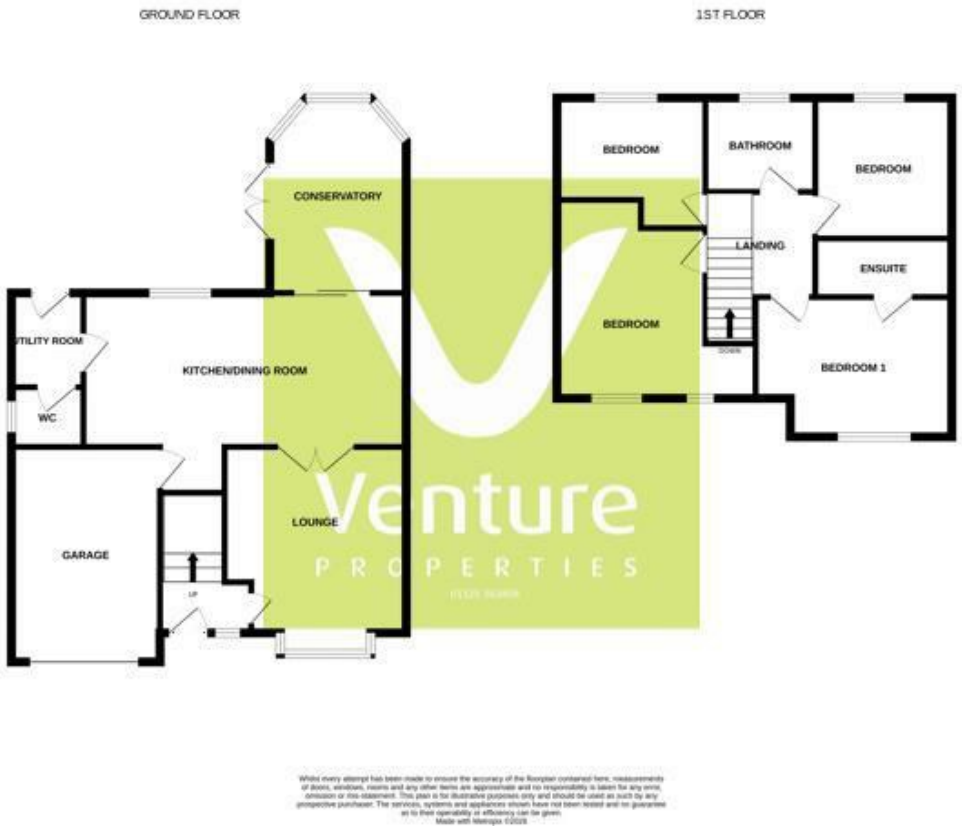
Bahtroom
The family bathroom has a P-shaped bath with shower over and screen, wash hand basin and back to wall w.c in vanity unit, spotlights to ceiling and Upvc double glazed obscure window to the rear.

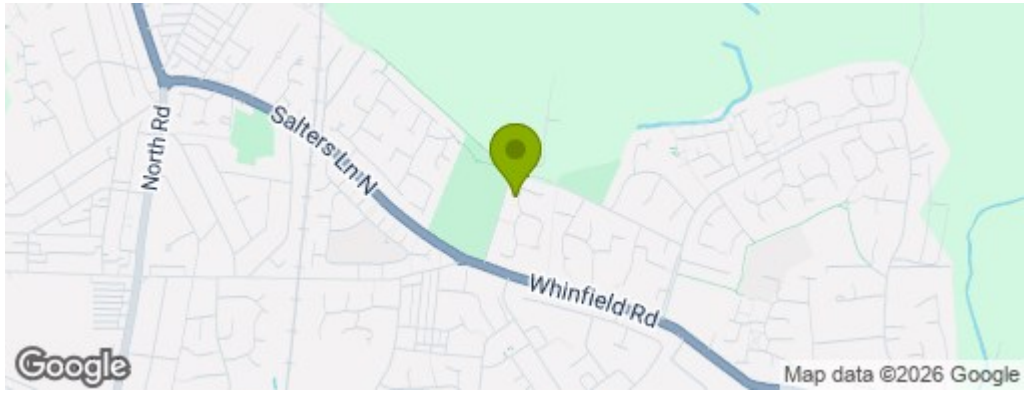
Externally
Externally to the front of the property there is a block paved double driveway providing off road car parking, a single integral garage and a garden which is laid to lawn and complimented with a variety of mature plants and shrubs.
The private rear garden, not overlooked is delightfully landscaped, being mainly laid to lawn and complimented with an abundance of mature greenery. There is also a patio area which is ideal for outdoor entertaining and a shed providing useful storage.

Tenure
Freehold

Property Details
Local Authority: Darlington
Council Tax Band: D
Annual Price: £2,494
Conservation Area No
Flood Risk Very low
Floor Area 1,065 ft 2 / 99 m 2
Plot size 0.07 acres
Mobile coverage
EE
Vodafone
Three
O2
Broadband
Basic
2 Mbps
Superfast
78 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.





Property Information

01325 363858

45 Duke Street, Darlington, County Durham, DL3 7SD
sales@venturepropertiesuk.com