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Carnoustie Grove,

Darlington, DL1 3TJ

Offers in the region of £300,000

House - Detached
4 Bedroom/s
3 Bathroom/s

A spacious, extended detached property located within a cul-de-sac location benefiting from off street parking, converted garage and south facing rear garden. The internal accommodation briefly comprises entrance hallway which then gives access into the living room with double doors through into the dining area and extended garden room. Alongside is the kitchen / breakfast room with French doors leading out into the rear garden. The garage has been converted into a useful space which could be utilised as a study or playroom. To the first floor there are four bedrooms and family bathroom with the main bedroom having a useful dressing area which leads into the ensuite bathroom, with jacuzzi bath and shower above. Bedroom two also has an ensuite shower room.





- EXTENDED DETACHED HOME
- CONVERTED GARAGE
- DRIVEWAY
- TWO EN-SUITES AND MAIN BATHROOM
- SOUTH FACING REAR GARDEN
- DOWNSTAIRS OFFICE/PLAY ROOM
- CUL-DE-SAC LOCATION

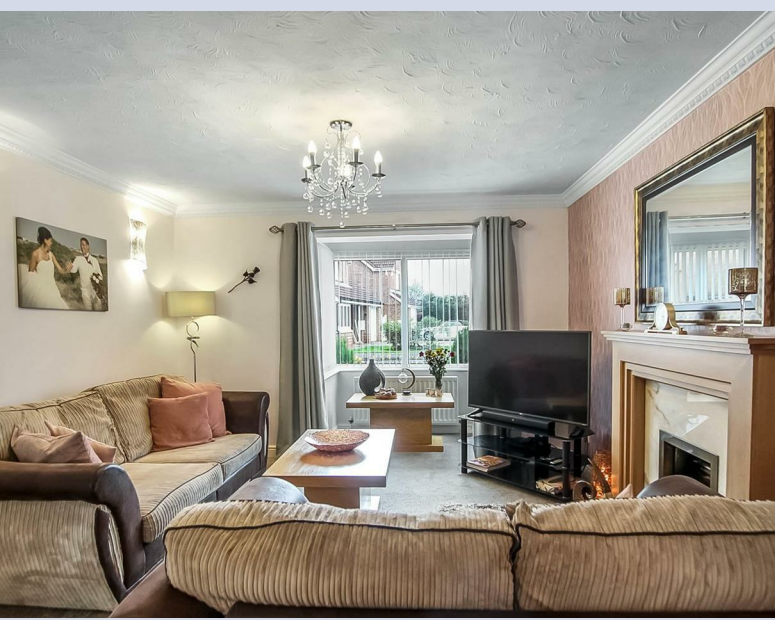
GENERAL INFORMATION:

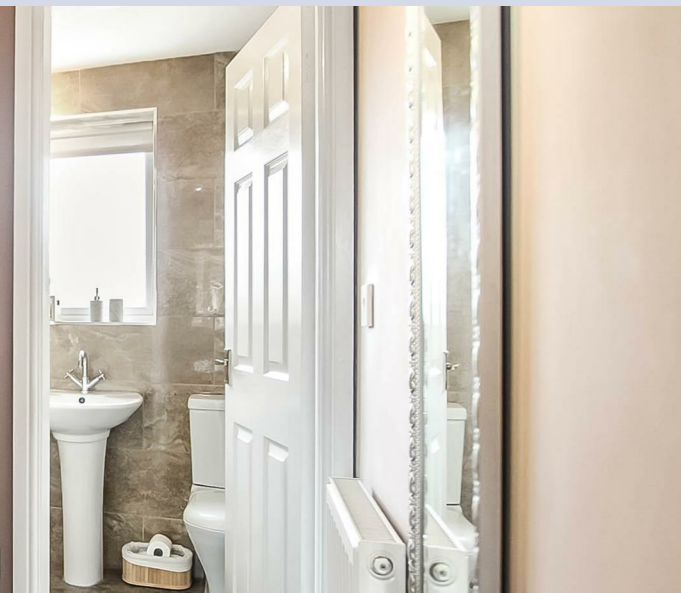
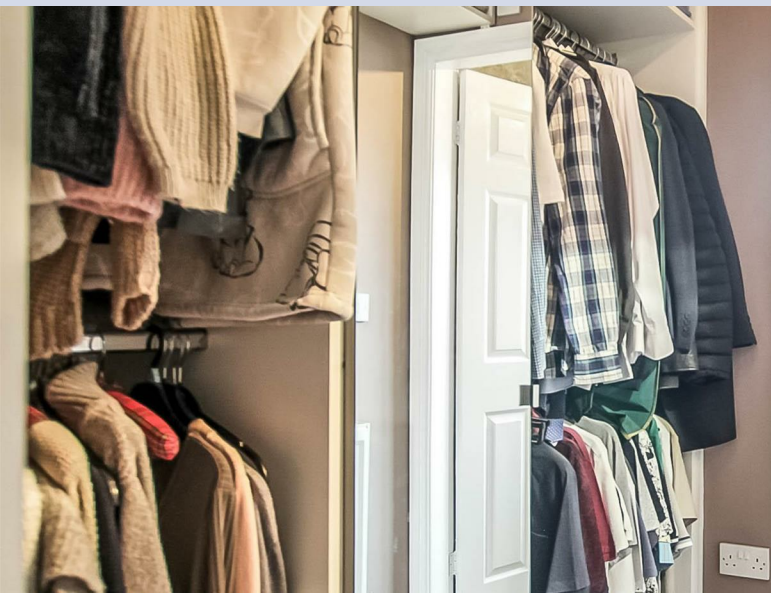
Tenure: Freehold

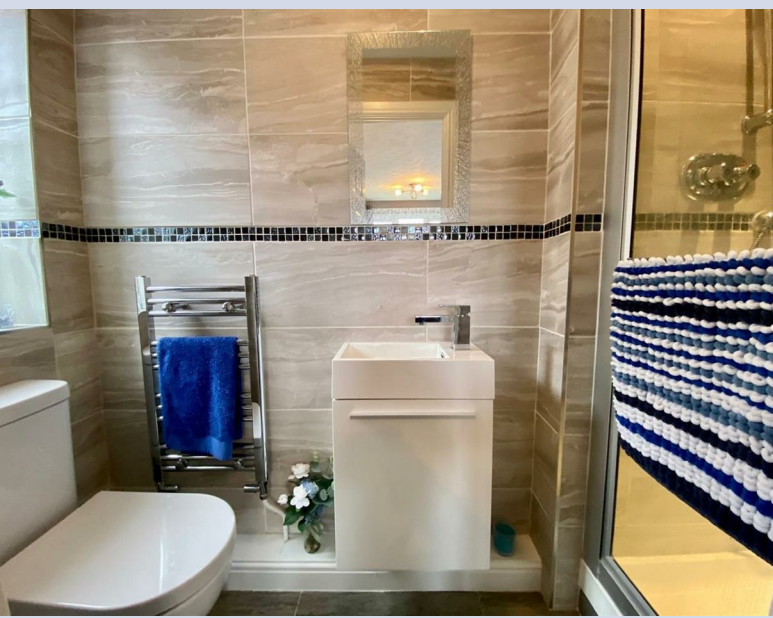
Services: Gas central heating, mains electric, water and drainage.

Double glazing

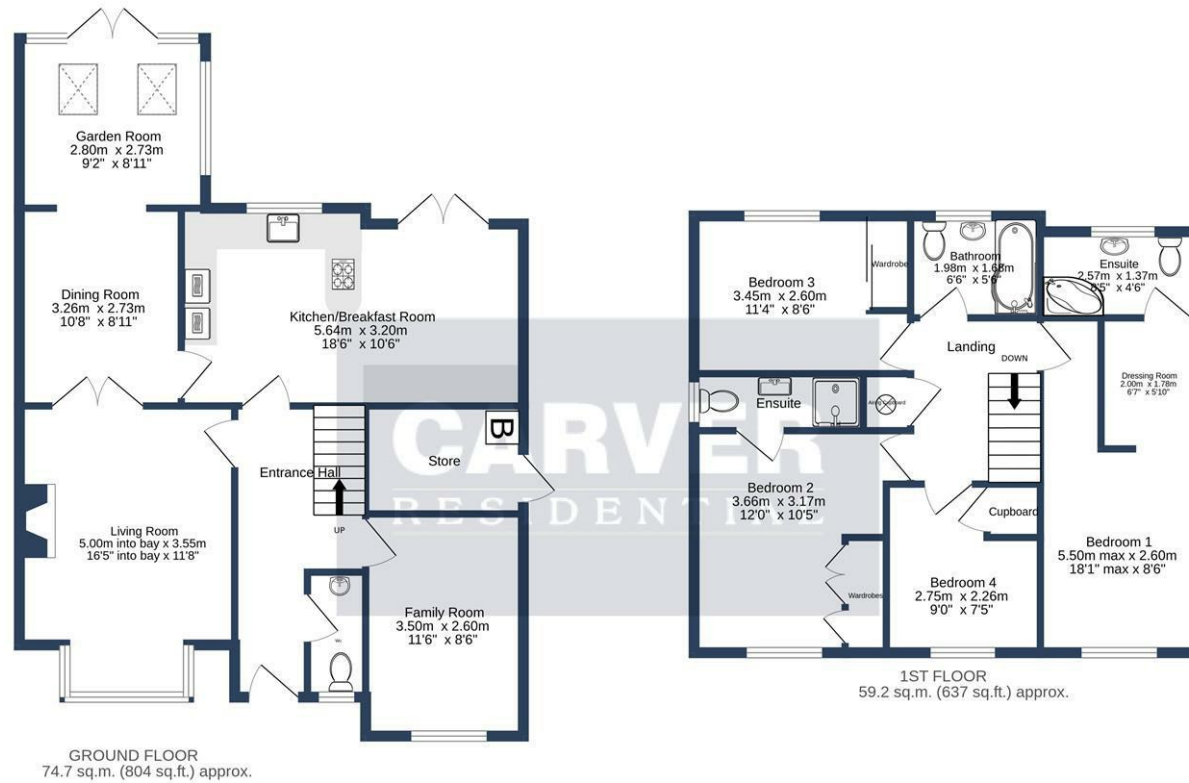
Local Authority: Darlington Borough Council (Tax Banding E)











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		
	70	82
England & Wales	EU Directive 2002/91/EC	

CARNOUSTIE GROVE, DARLINGTON. DL1 3TJ.

TOTAL FLOOR AREA : 133.8 sq.m. (1440 sq.ft.) approx.

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.
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