



Are you looking for a property with space and potential? Would you like your new home to come with a HUGE low maintenance landscaped garden? Do you need a HUGE Garage and lots of space for parking? If you have answered YES to these questions give us a call today!!

Located at Beaumont Hill, this Superb extended property, recently upgraded with a new roof, fascias and guttering for your peace of mind is currently offering 3 bedrooms on the ground floor but has been extended to the rear and also now offers a room upstairs which could make a perfect 4th bedroom (subject to relevant approval and building control consents) or even master suite with space to add an ensuite should you wish?

On the ground floor to the rear, the property features a full-size snooker room that could easily be transformed into a stunning lounge room, offering picturesque views of the exceptional large rear garden beyond.

To the rear we have parking available for multiple vehicles and a HUGE garage. If you have a growing family or simply enjoy hosting guests, the extra parking ensures that everyone is accommodated with ease.

Now for my favourite part.... The Garden. For those of you with a green thumb, the opportunity to grow your own vegetables and become self-sufficient. Picture yourself harvesting fresh produce right from your backyard, adding a touch of sustainability to your lifestyle.

Properties like this don't come up often so don't miss out on the chance to own this charming bungalow in Beaumont Hill. Embrace the tranquillity of the countryside while still being within reach of urban amenities. This property offers a unique blend of comfort, space, and potential – the perfect place to call home.





- Exceptional Garden with Veggie patch
- Full Size Snooker room, or a fantastic large Lounge room.
- Ample Parking
- Hardstanding for Caravan (with electrics)
- 3 or 4 bedrooms, depending on your needs.
- Very large Garage
- Multiple garden sheds
- ***Brand new roof, Facia's and guttering.

GENERAL INFORMATION:

Tenure: Freehold

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

Double glazing

Local Authority: Darlington Borough Council (Tax Banding D)

Buyers Identification Checks

Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity, this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
101-120 kWh/m ² /year A		
81-100 kWh/m ² /year B		
61-80 kWh/m ² /year C		
41-60 kWh/m ² /year D		
21-40 kWh/m ² /year E		
1-20 kWh/m ² /year F		
0 kWh/m ² /year G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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MAB 6202



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