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7, Romanby Drive,  
Darlington, DL3 8EJ

**Asking price £620,000**

House - Detached  
5 Bedroom/s  
3 Bathroom/s

A truly exquisite property that exudes luxury and comfort. Welcome to Romanby Drive, Darlington.  
This stunning 5-bedroom detached house, built in 2023, is the dream family home you've been waiting for!

As you step inside, you will love the beautiful herringbone flooring leading through to not one, but two large spacious reception rooms, offering versatile space for entertaining, or simply relaxing with your loved ones. The open plan kitchen, dining, and family room is a masterpiece in design, complete with a built-in media wall, perfect for those cosy family movie nights or hosting dinner parties.

The property boasts a large formal lounge to the front, ideal for when you want to unwind in a more intimate setting.

The master suite has also been very well thought out, featuring a walk-through / wrap around robe leading to a luxurious en-suite bathroom, the perfect retreat after a long day.  
With three bathrooms in total, there will never be a queue in the morning rush. Parking couldn't be easier or more convenient, with space for up to 4 vehicles, for you and the family.

This new build 2,400 sq ft property in the highly coveted West End location of Blackwell Darlington offers a blend of modern amenities and classic charm. Don't miss out on the opportunity to call this house "your home"! Book a viewing today and step into a world of luxury, at Romanby Drive.





- Highly coveted, West End location
- Luxurious finish throughout
- Formal Lounge
- Guest room with en-suite
- Parking for multiple vehicles

- Family friendly fully enclosed garden
- Large open plan family area with bi-folds leading to garden
- Master bedroom with en-suite
- Large integral Double Garage

**GENERAL INFORMATION:**

Tenure: Freehold

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

Local Authority: Darlington Borough Council (Tax Banding G)

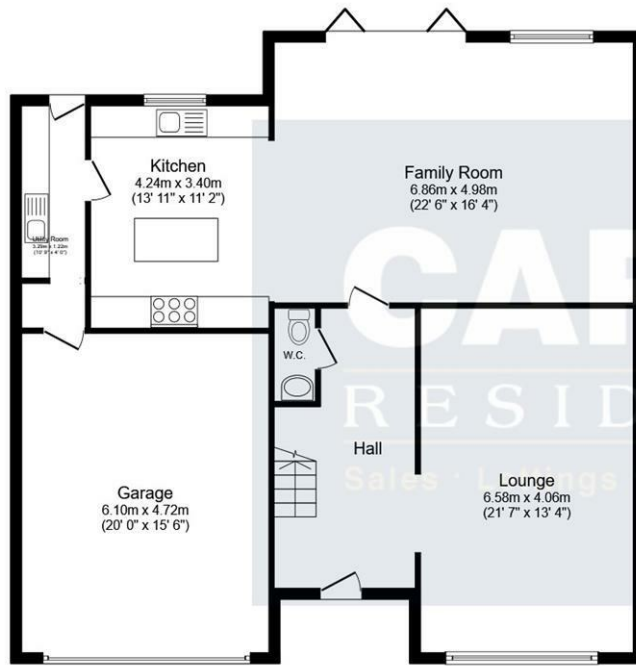
Service charge of £170 per annum



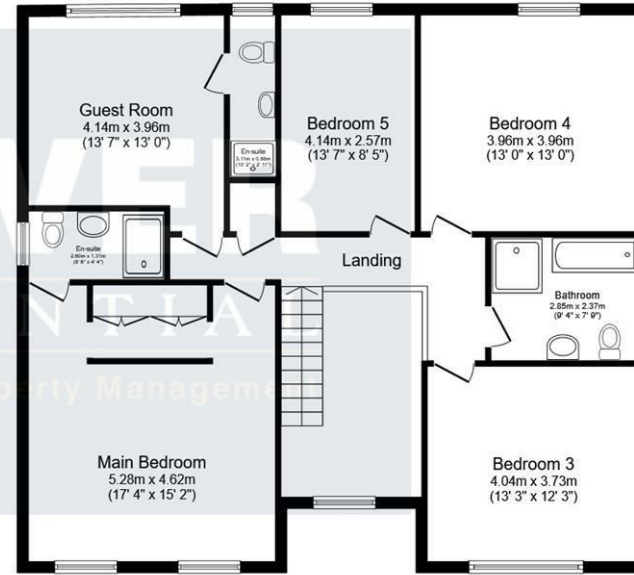








Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(91-100)	86	91
B	(81-90)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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MAB 6202



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14 Duke Street, Darlington  
 Co Durham, DL3 7AA  
 01325 357807  
[sales@carvergroup.co.uk](mailto:sales@carvergroup.co.uk)

43 Dalton Way, Newton Aycliffe  
 Co Durham DL5 4DJ  
 01325 320676  
[aycliffe@carvergroup.co.uk](mailto:aycliffe@carvergroup.co.uk)

41 Market Place, Richmond  
 North Yorkshire, DL10 4QL  
 01748 825317  
[richmond@carvergroup.co.uk](mailto:richmond@carvergroup.co.uk)

219 High Street, Northallerton  
 North Yorkshire DL7 8LW  
 01609 777710  
[northallerton@carvergroup.co.uk](mailto:northallerton@carvergroup.co.uk)