



Four bedrooms, stunning garden!

Welcome to Bampton Lane, Darlington. Come and take a walk through this stunning semi-detached home, you won't be disappointed. From the moment you walk in you just feel at home!

Comfortable and practical for a modern family with open plan living and a modern kitchen. Upstairs we have four well-proportioned bedrooms, and family bathroom, space and convenience for all the family.

For me though it's the rear of the property that really shines.... Leading from the kitchen there is a 3rd reception room, "the garden room" taking in the view of the private garden area, and what a garden, it's simply stunning!!.

Another standout feature of this home is the generous parking capacity, accommodating up to five vehicles, space for everyone and more, a rare find in the area and adds to the overall appeal.

Set in a pleasant neighborhood, this house is not only a comfortable dwelling but also a wonderful opportunity for those seeking a family home in a desirable location. With its spacious layout and great transport links and practical amenities, close to supermarkets, open spaces and the beautiful "Beach wood" this property is sure to attract interest from a variety of buyers. Whether you are looking to settle down or invest, this semi-detached house on Bampton Lane is a fantastic choice.





- Semi detached spacious home
- Open plan living
- Garden room
- Single garage
- 4 bedrooms
- Modern kitchen
- Superb private garden oasis
- Off street parking for 5 vehicles

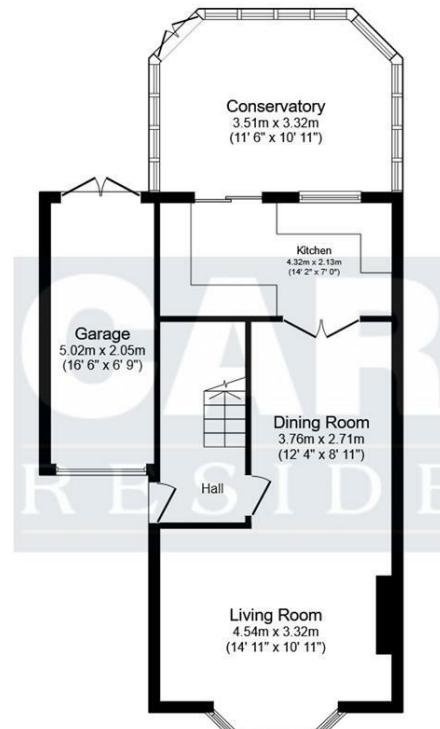
#### GENERAL INFORMATION

Tenure: Freehold

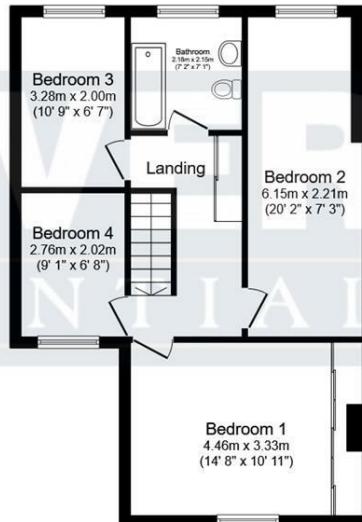
Services: gas central heating, mains electric, water and drainage.

Double glazing

Local Authority: Darlington Borough Council (Tax Banding C)



**Ground Floor**  
Floor area 69.5 sq.m. (748 sq.ft.)



**First Floor**  
Floor area 55.6 sq.m. (599 sq.ft.)

**Total floor area: 125.1 sq.m. (1,347 sq.ft.)**

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

**We can search 1,000s of mortgages for you**



Your home may be repossessed if you do not keep up repayments on your mortgage.  
There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.  
The fee is up to 1% but a typical fee is 0.3% of the amount borrowed

It could take just 15 minutes with one of our specialist advisers:  
Call: 01325 380088. Visit: Any of our Offices. Online: [www.mortgageadvicebureau.com/carver](http://www.mortgageadvicebureau.com/carver)



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Nick & Gordon Carver Residential or Commercial, Nick & Gordon Carver, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property



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

**63 Dalton Way, Newton Aycliffe  
Co Durham DL5 4NB  
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)**

