



Nestled in the highly sought-after Westpark Village, this stunning four-bedroom detached house on Rokeby Road is a true gem. Presented to show house standards throughout, this modern property offers a perfect blend of style and comfort, making it an ideal family home.

As you enter, you are greeted by a welcoming hallway that leads to two spacious reception rooms, perfect for both relaxation and entertaining. The fitted kitchen/breakfast room is a chef's delight, equipped with quality integrated appliances, and is complemented by a handy utility room and a convenient cloakroom/WC.

The first floor boasts a spacious landing that leads to the master bedroom, which features an en-suite bathroom for added privacy. Three further double bedrooms provide ample space for family or guests, along with a well-appointed family bathroom/WC.

Outside, the rear landscaped garden offers a delightful space for outdoor entertaining, while the property also benefits from parking for three vehicles and a garage, ensuring convenience for all residents.

This exceptional home is not just a property; it is a lifestyle choice in a vibrant community. With its modern features and prime location, it is sure to attract interest from discerning buyers. Do not miss the opportunity to make this beautiful house your new home.





- No onward chain
- Welcoming hallway sets the tone for the rest of the property
- Kitchen/breakfast room fitted with quality integrated appliances
- Landscaped rear garden
- Popular exclusive development within West Park Village
- Presented to show house standards throughout
- Two spacious reception rooms
- Master bedroom with en-suite
- Driveway allowing off road parking and garage
- Internal viewing will impress the discerning buyer

GENERAL INFORMATION

Tenure: Freehold

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

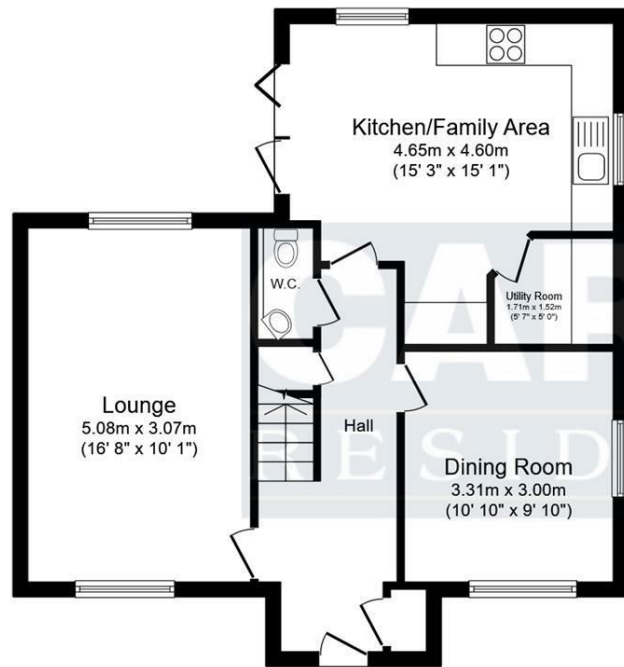
Double glazing

Local Authority: Darlington Borough Council (Tax Banding D)

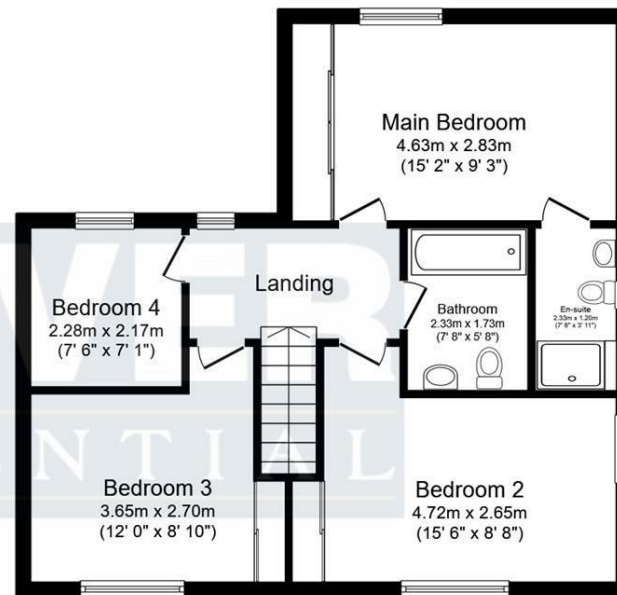
Green Levy charge £74.71 per year

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.



Ground Floor
Floor area 58.4 sq.m. (628 sq.ft.)



First Floor
Floor area 56.3 sq.m. (606 sq.ft.)

Total floor area: 114.7 sq.m. (1,234 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

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

We can search 1,000s of mortgages for you

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



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

MAB 6202



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

63 Dalton Way, Newton Aycliffe
Co Durham DL5 4NB
01325 320676
aycliffe@carvergroup.co.uk

41 Market Place, Richmond
North Yorkshire, DL10 4QL
01748 825317
richmond@carvergroup.co.uk

219 High Street, Northallerton
North Yorkshire DL7 8LW
01609 777710
northallerton@carvergroup.co.uk