



The complete family package.

Situated in the quiet cul-de-sac of Wildair Close, Darlington, this beautiful detached home offers size, comfort and style, the ideal for family home. With four generously sized bedrooms, this property provides plenty of room for relaxation and privacy. The layout includes three inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings at home.

The Master bedroom is completed by a fantastic ensuite, whilst the family bathroom and 3rd toilet on the ground floor ensures convenience for all residents, making morning routines a breeze. The property boasts a substantial off street parking area, accommodating multiple vehicles, adding to the overall appeal of this home. Currently the double garage is set up to home one vehicle undercover whilst the other side has been converted to a games / party room for the family!

Set in a peaceful neighbourhood, this residence is conveniently located near local amenities, shops, schools, and parks, making it an excellent choice for families. The combination of spacious interiors and a desirable location makes this property a must-see for anyone seeking a new home in Darlington. Don't miss the opportunity to make this delightful house your own.





- Perfect family package
- Large formal living room
- Family bathroom and further W/C on the ground floor
- Off street parking for 4+ vehicles
- Quiet cul-de-sac location, close to all amenities
- 4 bedroom detached property
- Master bedroom with ensuite
- Private garden to the rear
- Double garage (One half converted to games / party room)

#### GENERAL INFORMATION:

Tenure: Freehold

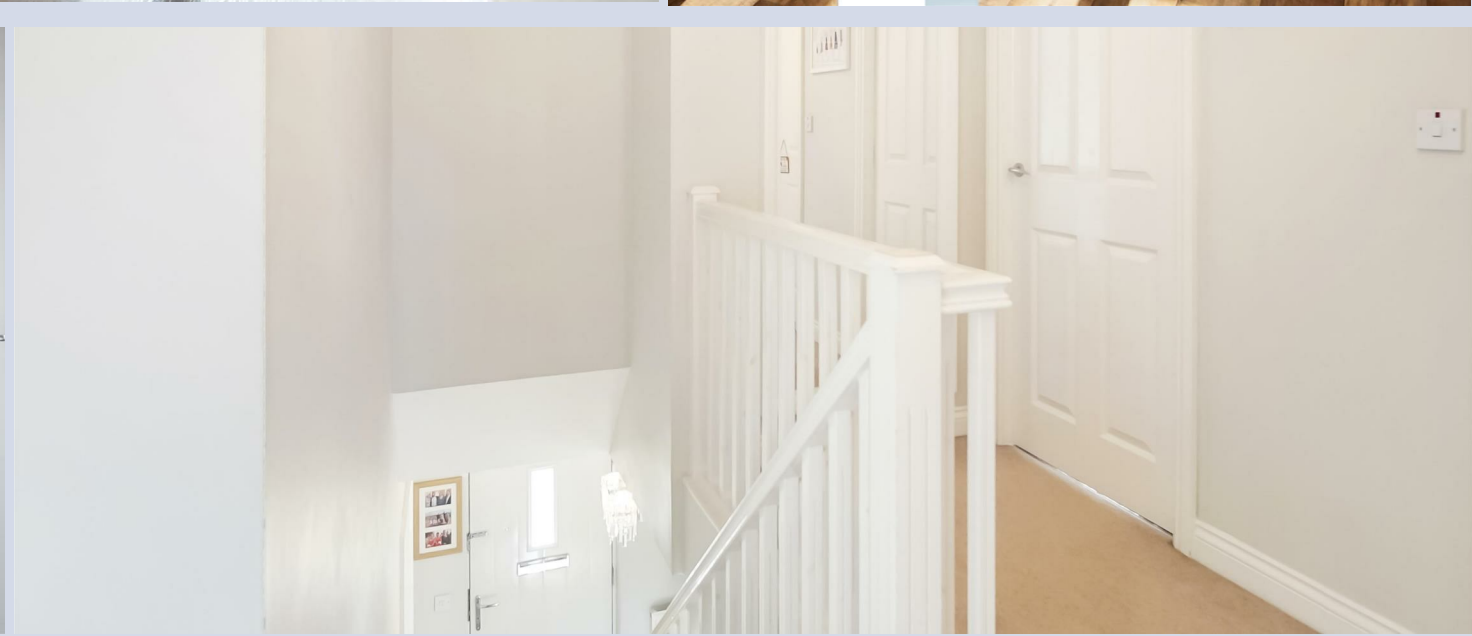
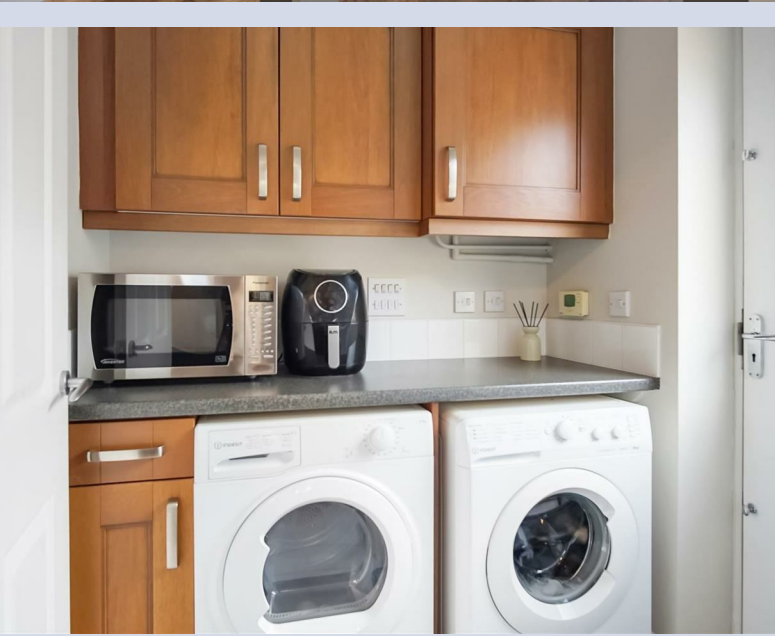
Services: Gas central heating, mains electric, water and drainage.

Double glazing

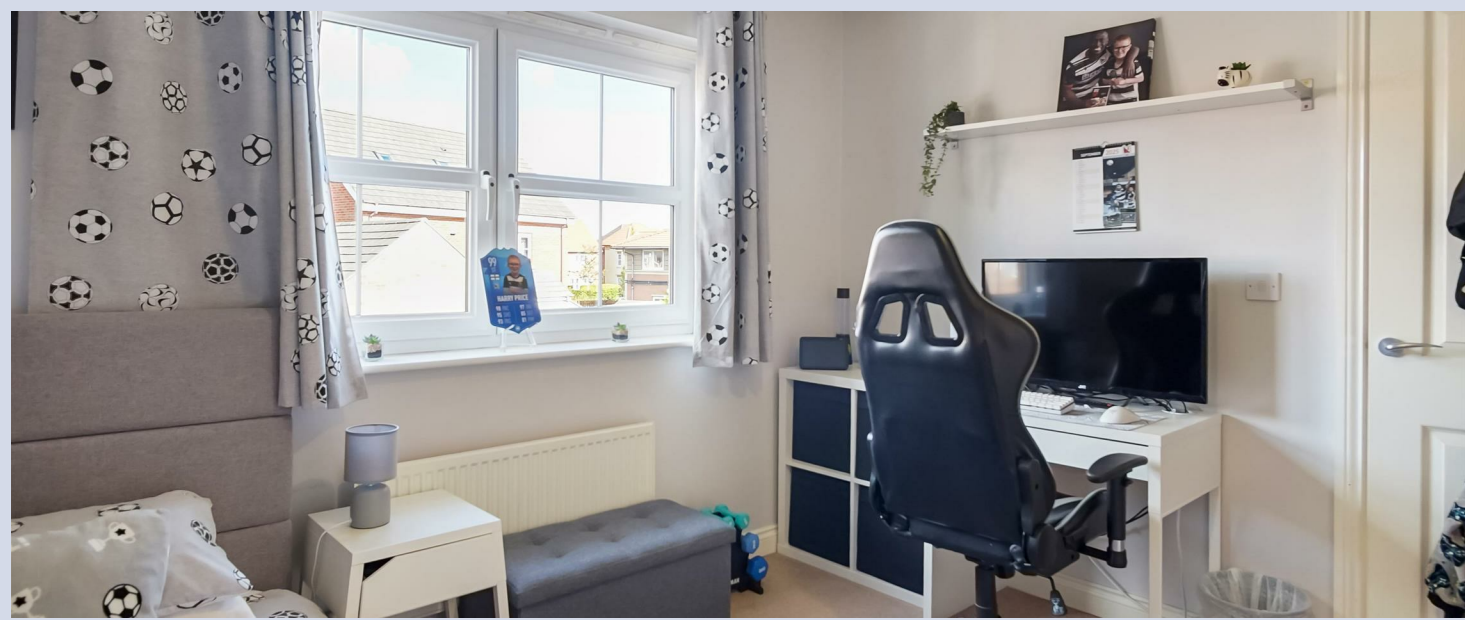
Local Authority: Darlington Borough Council (Tax Banding E)

#### 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.



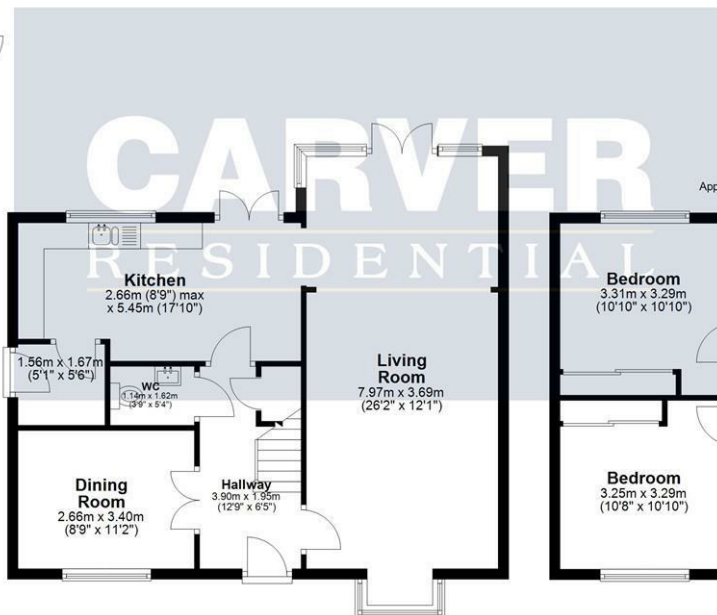
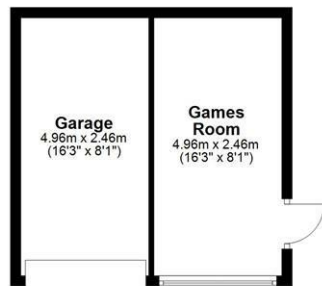






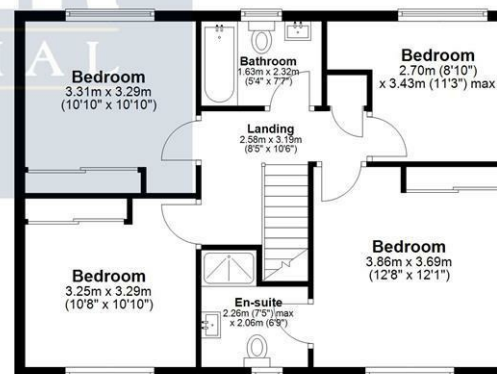
### Ground Floor

Approx. 91.7 sq. metres (986.6 sq. feet)



### First Floor

Approx. 61.5 sq. metres (662.3 sq. feet)



Total area: approx. 153.2 sq. metres (1648.9 sq. feet)  
5 Wildair Close, West Park, Darlington

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential |
| A (92-100)                                  |         | 84        |
| B (81-91)                                   |         |           |
| C (69-80)                                   | 76      |           |
| 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                     |         |           |

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](http://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

naea  
propertymark

PROTECTED



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)

[www.carvergroup.co.uk](http://www.carvergroup.co.uk)