



Welcome to Wildair.!

Off the beaten track with no passing traffic this modern semi-detached house has a warm and welcoming feel and combines comfort with convenience. With three spacious reception rooms, consisting of formal lounge, Garden room to the rear and Kitchen / diner, this home provides space for the entire family to relax as well as when entertaining. The well-designed layout flows seamlessly into the next, creating an inviting atmosphere for family gatherings or quiet evenings at home.

The house boasts three generously sized bedrooms, perfect for accommodating a growing family or providing guests with their own private space. With the family bathroom on the first floor and the master benefiting from an ensuite, morning routines run smoothly with the added convenience of a downstairs W/C for all residents.

The property includes parking for two vehicles, a separate single garage to the rear and parking space in front, a valuable feature in today's busy world. There is further on street parking in the area, utilised by all residents. The modern design of the house and it's beautiful private rear garden only enhances its aesthetic appeal but also ensures that it meets the needs of contemporary family living.

Wildair Close is a desirable location, offering a peaceful residential environment while still being within easy reach of local amenities, Pub, Marks and Spencer and Aldi are all within easy reach by car or on foot! Not to mention nearby schools, and transport links. This property is an excellent opportunity for anyone seeking a comfortable family home in a welcoming community. Do not miss the chance to make this lovely house your new home.

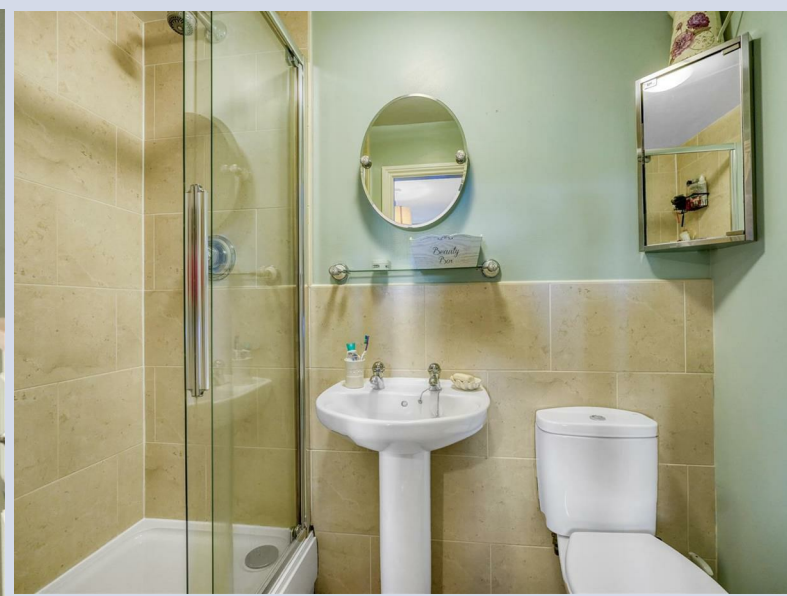




- Modern Semi Detached family home
- 3 Reception areas, Formal lounge, Sun room to rear, Kitchen / Diner
- Master bedroom with ensuite
- Beautiful private rear garden
- Additional parking in area
- Quiet location, no passing traffic
- 3 spacious bedroom
- Family bathroom and downstairs W/C
- Single garage and parking
- Close to amenities and transport links

GENERAL INFORMATION:
 Tenure: Freehold
 Services: Gas central heating, mains electric, water and drainage.
 Double glazing
 Local Authority: Darlington Borough Council (Tax Banding D)

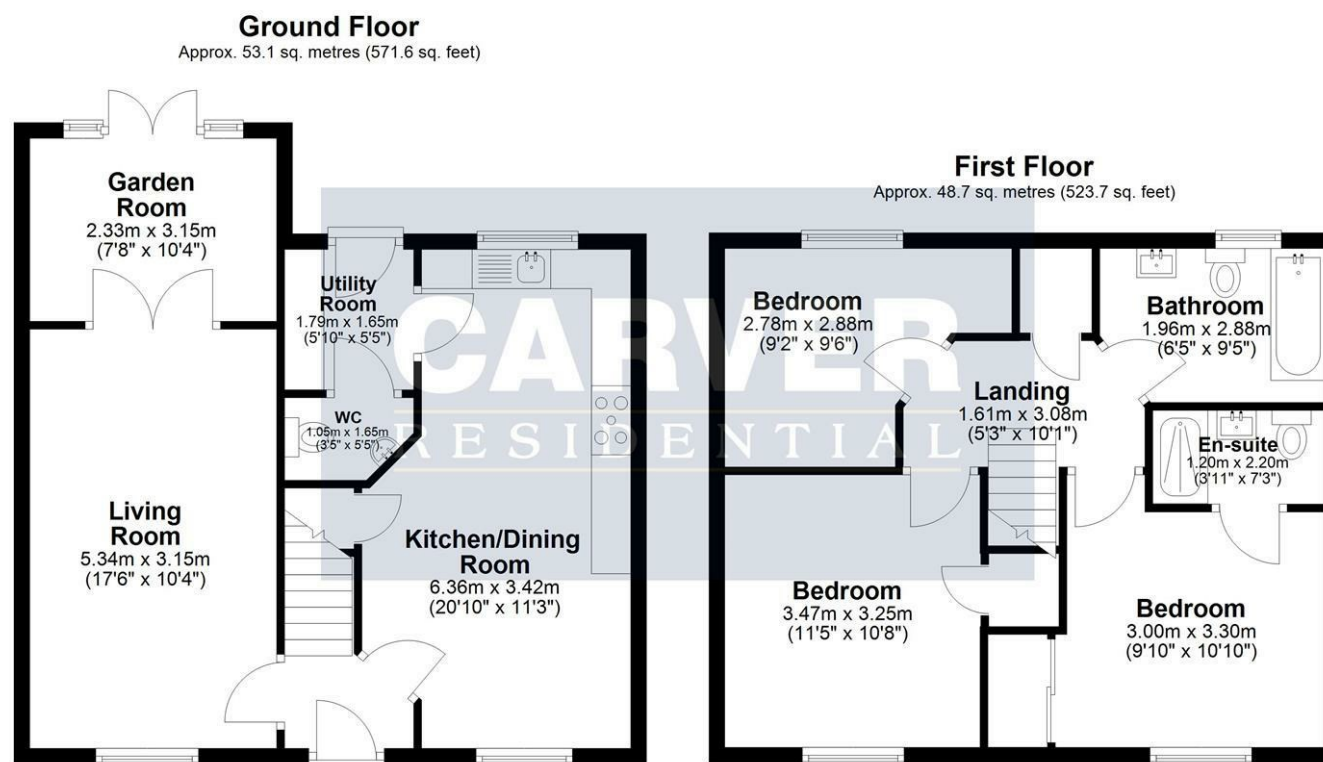








Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
101-120 kWh/m ² /yr A		85
81-100 kWh/m ² /yr B		
61-80 kWh/m ² /yr C	75	
41-60 kWh/m ² /yr D		
21-40 kWh/m ² /yr E		
1-20 kWh/m ² /yr F		
Not energy efficient - higher running costs		
Below 1 kWh/m ² /yr G		
England & Wales		EU Directive 2002/91/EC



Total area: approx. 101.8 sq. metres (1095.4 sq. feet)
29 Wildair Close, Darlington

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

naea
propertymark

PROTECTED



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

www.carvergroup.co.uk