



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.



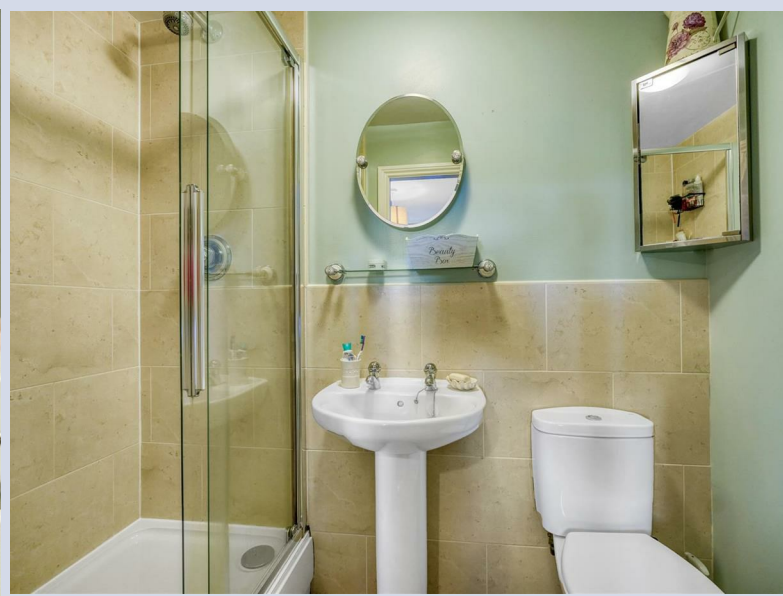


- Modern Semi Detached family home
- 3 Reception areas, Formal lounge, Sun room to rear, Kitchen / Diner
- Master bedroom with ensuite
- Beautiful private rear garden
- Additional parking in area
- Quiet location, no passing traffic
- 3 spacious bedroom
- Family bathroom and downstairs W/C
- Single garage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

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.

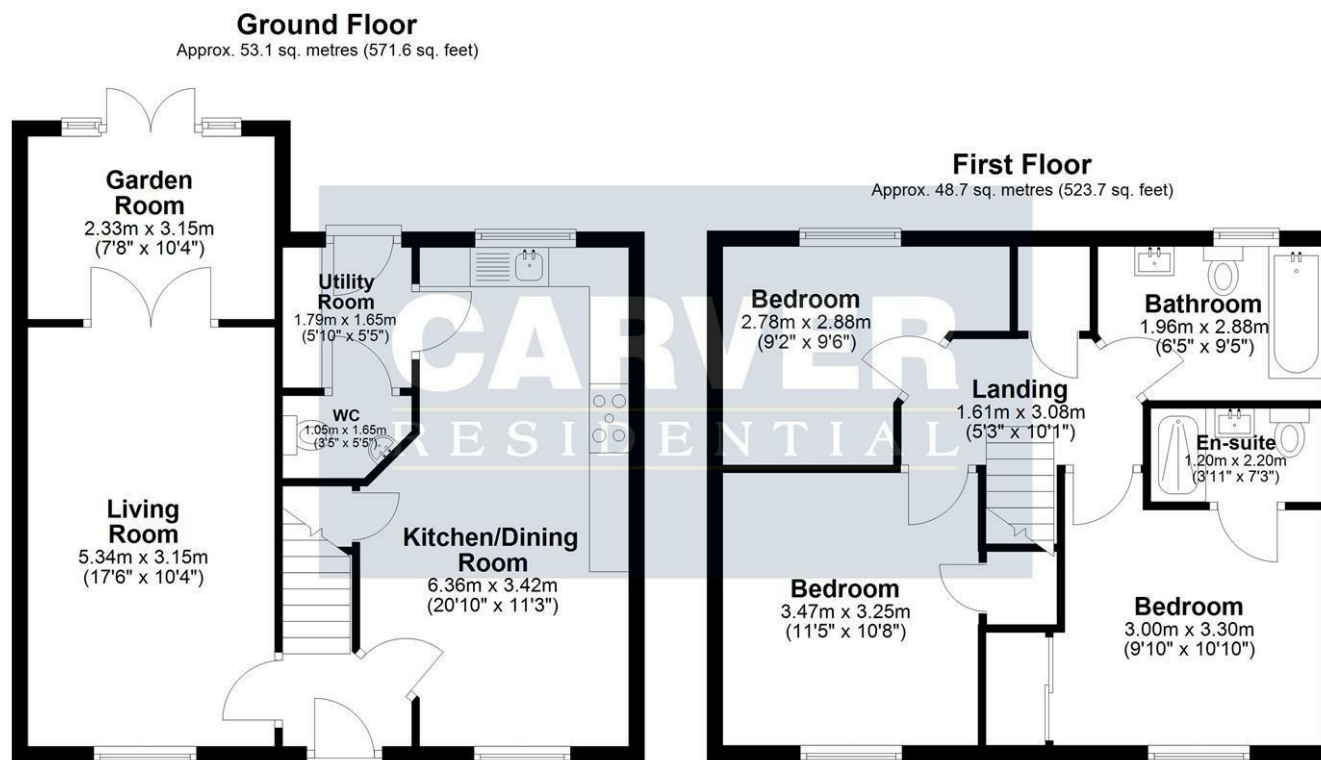








Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		85
81-91 B		
69-80 C	75	
55-68 D		
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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

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MAB 6202



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