



Located in the prestigious West End of Darlington, this impressive modern detached house on Netherby Rise offers a perfect blend of comfort and style, making it an ideal family home. Situated in a tranquil cul-de-sac, the property is conveniently located within walking distance of well-regarded schools, ensuring that educational needs are easily met.

This extended residence boasts two large reception rooms, and four spacious bedrooms, providing ample space for family living. The two well-appointed bathrooms add to the convenience of this delightful home, catering to the needs of a busy family.

The property features a west-facing rear garden, which is perfect for enjoying the afternoon sun, making it an ideal spot for outdoor gatherings or simply unwinding after a long day. Additionally, the large block paved driveway, allowing additional parking and garage offer plenty of parking space, ensuring that you and your guests can come and go with ease.

Internal viewing is highly recommended to truly appreciate the quality and charm of this fine home. With its modern design and family-friendly layout, this property is sure to meet all your needs and more. Don't miss the opportunity to make this wonderful house your new home.





- Impressive detached family home
- Walking distance excellent schools
- Four double bedrooms
- Large kitchen/breakfast room with integrated appliances
- Large driveway leading to garage
- Well regarded West End location
- Spacious interior
- Extended to the rear
- En-suite off master bedroom
- West facing private rear garden

GENERAL INFORMATION:

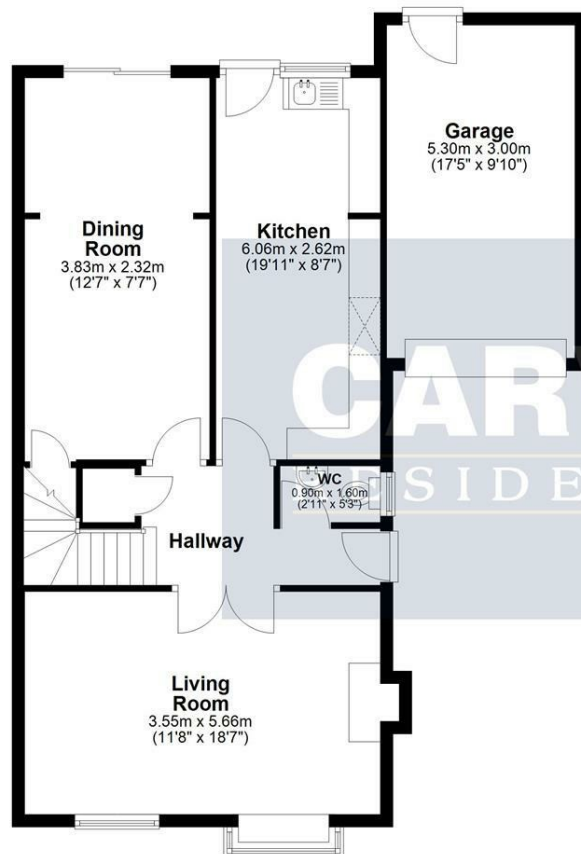
Tenure: Freehold
Services: Gas central heating, mains electric, water and drainage.
Double glazing
Local Authority: Darlington Borough Council (Tax Banding E)

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.

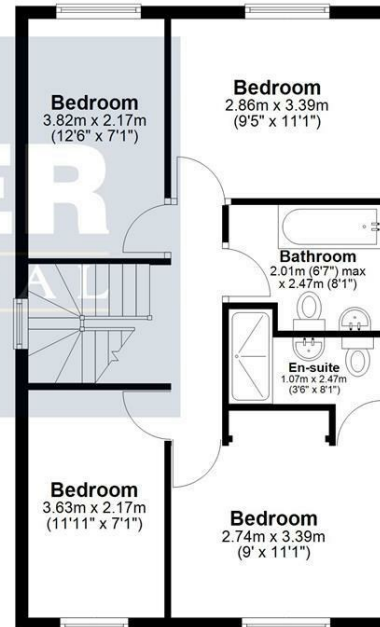
Ground Floor

Approx. 80.6 sq. metres (867.8 sq. feet)



First Floor

Approx. 54.0 sq. metres (581.0 sq. feet)



Total area: approx. 134.6 sq. metres (1448.8 sq. feet)
6 Netherby Rise, Darlington

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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

www.carvergroup.co.uk