





A beautifully presented 4 BEDROOM detached family home pleasantly situated in this lovely cul-de-sac on "The Chestnuts" development. As you enter, you are greeted by an inviting entrance hallway that features a convenient ground-floor WC and a return staircase leading to the first-floor landing. The living room, located at the rear of the house, boasts a focal point fireplace and opens into a large uPVC double-glazed conservatory, creating a bright and airy space perfect for relaxation or entertaining. The separate dining room at the front of the property provides an elegant setting for family meals or gatherings. The fitted kitchen is both functional and stylish, catering to all your culinary needs. On the first floor, the principal bedroom is a true retreat, complete with built-in wardrobes and an en-suite shower room/WC for added privacy. Three additional bedrooms offer ample space for family or guests, while the contemporary family bathroom/WC features a modern white suite, ensuring comfort for all. Outside, the property benefits from a double-width driveway, leading to an integral single garage, which has been partially converted to provide a useful utility area. The enclosed rear garden is a delightful space, featuring a well-maintained lawn and two patio areas, perfect for outdoor entertaining or enjoying the sunshine. With uPVC double glazing and gas-fired central heating to radiators, this home is both energy-efficient and cosy. Located in a popular area between Heighington and Newton Aycliffe and within catchment of Heighington CE Primary School, it is just a short drive from the A1M and conveniently located within the Darlington Borough, making it an ideal choice for those seeking convenience and accessibility. This property truly offers a wonderful opportunity for modern family living.







- Living room with French doors opening to large conservatory
- Ground floor WC
- Built-in wardrobes to principal bedroom
- Family bathroom/WC with contemporary white suite
- Double width driveway
- Separate dining room
- Fitted kitchen
- En-suite shower room/WC
- Enclosed rear garden with patio and lawned areas
- Integral single garage, (part converted to provide utility room)

#### Agents Notes

Tenure:- Freehold

Mains gas, (central heating to radiators), electricity & drainage

uPVC double glazing throughout

Council Tax:- Band D

Local Authority:- Darlington Borough Council


#### Buyer(s) 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.

#### Property Size

Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. conservatory, garage)

# AWAITING FLOOR PLAN

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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



**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)