



## Carmel Gardens

Darlington DL3 8JD

£450,000







This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

# Carmel Gardens

Darlington DL3 8JD



- Detached Property
- Viewing Highly Recommended

- Four Bedrooms
- Council Tax Band F

- West End Location
- EPC Rating C

This four bedroom detached property is situated in the prestigious West End location of Darlington. The property is situated on a spacious plot with block paved driveway to the front with garage, and gardens to the side and rear. The property benefits from a newly fitted kitchen and bathrooms. In brief, the accommodation comprises of: entrance hall, downstairs shower/wc, lounge, kitchen/diner, sitting room and side porch. To the first floor are four spacious bedrooms and a family bathroom. The property would make an ideal family home and viewing is highly recommended.

## Entrance Hall

Double glazed obscure door to front and porthole style window, staircase to first floor and under stairs storage cupboard.

## Downstairs Shower Room & W/C

Upvc obscure window to the front, Newly fitted wet room comprising, shower, low level w/c, wash hand basin and heated towel rail.

## Sitting Room

14'10 x 10'11 (4.52m x 3.33m)

Upvc double glazed window to the front and patio doors to the side, which overlooks the spacious lawned garden.

## Lounge

14'10 x 12'4 (4.52m x 3.76m)

Upvc double glazed window to side and radiator.

## Kitchen/Diner

19'5 x 13'4 (5.92m x 4.06m)

Upvc double glazed window to side, newly fitted kitchen, a range of wall, base and drawer units with contrasting work surfaces

and integrated fridge and freezer. There is a four ring gas hob with overhead extractor fan and mid height double electric oven, finally there is a stainless steel sink unit and mixer tap. Dining area is situated within the extension of the property, with a large upvc window to rear which overlooks the patio area.

## Side Porch

Door to side and further storage area, gas fired combi boiler and utility space.

## First Floor

Landing, with double glazed obscure window to front.

## Bedroom One

14'9 x 12'3 (4.50m x 3.73m)

Upvc double glazed window to the side which overlooks the garden.

## Bedroom Two

14'9 x 10'11 (4.50m x 3.33m)

Double sized room with upvc windows to the front and side, beech effect fitted wardrobes and dresser unit.

## Bedroom Three

13'5 x 10'1 (4.09m x 3.07m)

Upvc double glazed window to rear, another double sized room situated within the extension of the property.

## Bedroom Four

12'6 x 8'2 (3.81m x 2.49m)

Upvc double glazed window to side and built in storage cupboards.

## Bathroom

Upvc double glazed obscure window to front, newly fitted with panelled bath, low level w/c, wash hand basin and walk in shower.

## Externally

To the front of the property is a block paved driveway leading to a detached brick built garage with up and over door and side door access.

To the side, there is a large lawned garden area with borders and an additional patio area to the rear.

## Council Tax

Band F

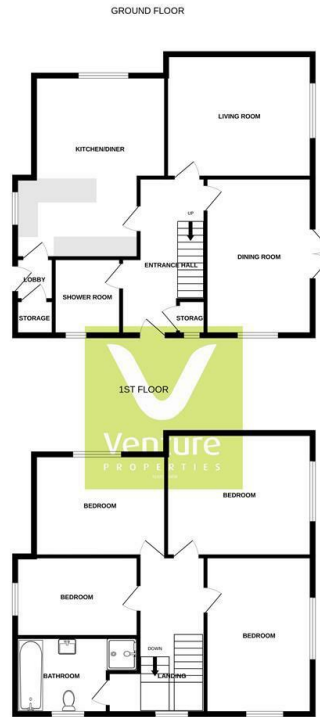
## Tenure

Freehold

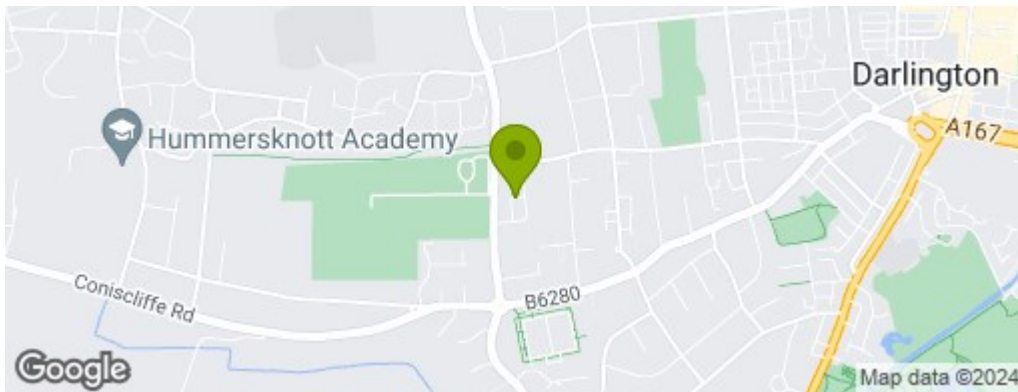
## Note

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, corners and any other parts are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their quantity or efficiency can be given. Made with letmapr ©2024



## Property Information

**01325 363858**

45 Duke Street, Darlington, County Durham, DL3 7SD  
[sales@venturepropertiesuk.com](mailto:sales@venturepropertiesuk.com)