



Carmel Gardens

Darlington DL3 8JD

£370,000





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- 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.

The home is offered with no chain.

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

Property Information

Local Authority

Darlington

Council Tax

Band:

F

Annual Price:

£3,263

Conservation Area

No

Flood Risk

No Risk

Floor Area

1,883 ft 2 / 175 m 2

Plot size

0.13 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

9 Mbps

Ultrafast

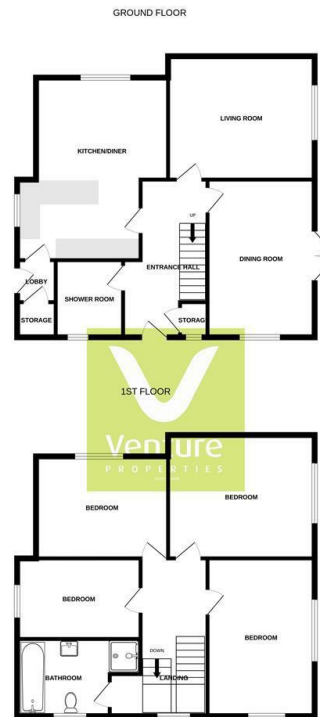
1000 Mbps

Satellite / Fibre TV Availability

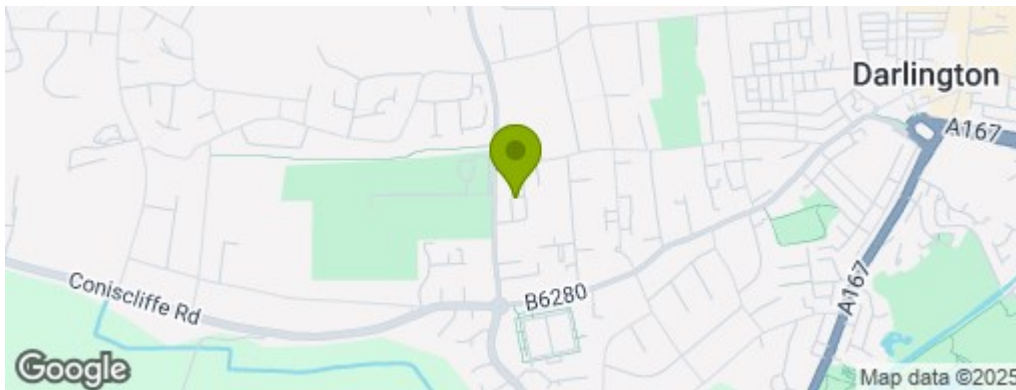
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should 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 Mapbox ©2024



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