



CARVERS
SALES & LETTINGS

St. Hild Close
Darlington, DL3 8LD
Price £330,000

Bungalow - Detached



Occupying a generous plot within a peaceful cul-de-sac in the heart of Darlington's highly regarded West End, this well presented and thoughtfully extended detached bungalow offers spacious, versatile accommodation together with a superb west-facing rear garden.

The property is ideally situated within easy reach of an excellent range of local shops and amenities, making it an ideal choice for those seeking both convenience and a desirable residential setting. The accommodation is well planned and begins with a welcoming entrance hallway leading to a spacious lounge, where sliding patio doors open seamlessly into a delightful garden room. Flooded with natural light from its striking lantern roof, this wonderful additional living space provides the perfect place to relax while enjoying views over the rear garden.

A particular highlight of the property is the impressive 21ft kitchen/breakfast room, fitted with an excellent range of units and integrated appliances, creating an ideal space for both everyday living and entertaining. There are two well-proportioned bedrooms together with a stylish refitted shower room/WC finished to a high standard.

Externally, the bungalow continues to impress. The generous west-facing rear garden enjoys plenty of afternoon and evening sunshine and features a substantial timber decked patio, ideal for outdoor dining and entertaining, together with a well-maintained lawn and established borders. To the front, a driveway provides off-street parking and leads to the garage, with the added benefit of a substantial brick-built outhouse to the rear, offering excellent storage or workshop potential.

A rare opportunity to acquire a spacious detached bungalow in one of Darlington's prime residential locations.



- Pleasant cul de sac location
- West facing rear garden and good size wood decked patio
- Large garden room with lantern ceiling
- Two good size bedrooms
- Garage driveway and outhouse
- Deceptive extended detached bungalow on a larger plot
- Substantial lounge with patio doors to the Garden Room
- 21 ft Kitchen/Breakfast room with integrated appliances
- Refitted shower room

GENERAL INFORMATION:

Tenure: Freehold

Services: Gas central heating, mains electric, water and drainage.

Double glazing

Local Authority: Darlington Borough Council (Tax Banding D)

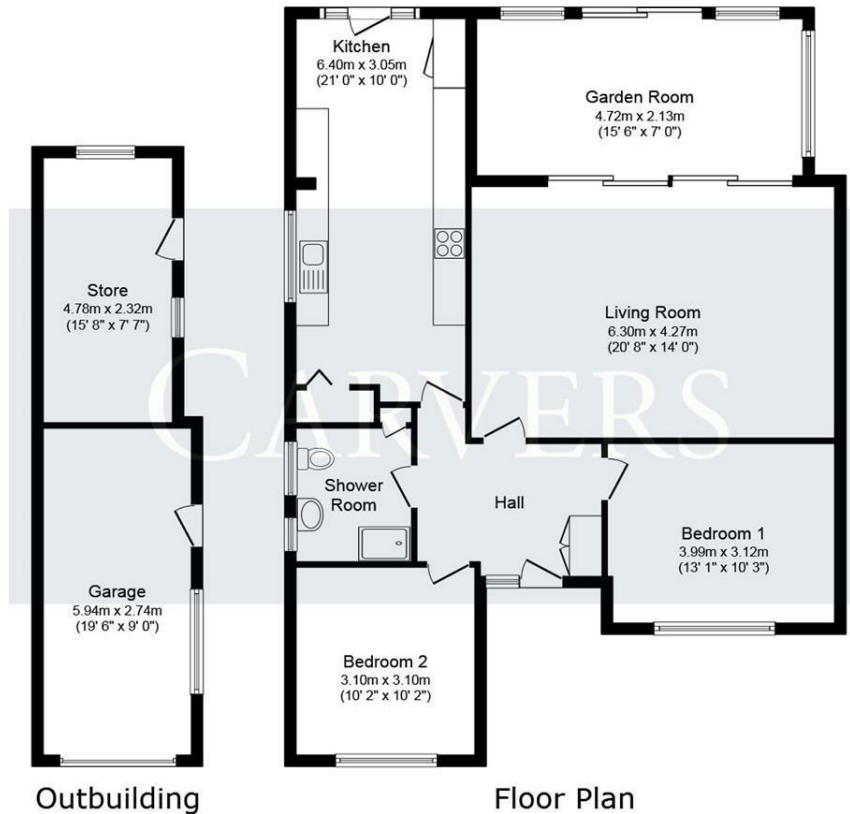
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Property Size

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. this may potentially exclude e.g. a conservatory and/or garage)





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		
	70	78
England & Wales		EU Directive 2002/91/EC

Property size taken from EPC
904.00 sq ft

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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