



CARVERS
SALES & LETTINGS

Clare Avenue
Darlington, DL3 8SJ
Price £525,000

House - Detached

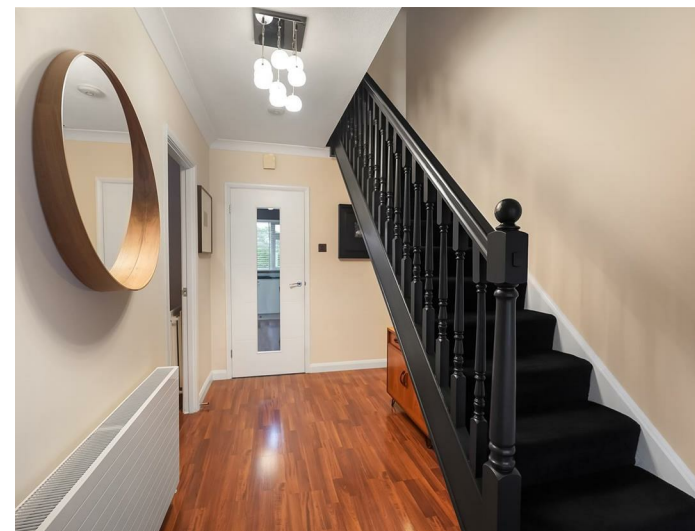


Occupying a sought-after position within Darlington's prestigious West End and within easy reach of the highly regarded schools, this impressive five/six-bedroom family residence offers exceptional space, versatility, and striking contemporary character. Clare Avenue has been significantly extended to provide not only a large principle bedroom with en-suite bathroom but also a study, an extension to the family bathroom and to the porch.

Designed with modern family living in mind, the home combines generous accommodation with a distinctive 'art' inspired aesthetic, creating a stylish yet welcoming environment throughout. Flexible living spaces provide scope for growing families, home working, or multi-generational living, while the thoughtful extension has enhanced both the scale and flow of the property.

Externally, the home is equally impressive. The beautifully landscaped private gardens are a haven for wildlife and offer of a welcoming space for entertaining, relaxing with family, or simply appreciating the carefully curated planting and design.

Practicality is also well catered for with a double integral garage and extensive off-street parking, ensuring ample space for multiple vehicles. A rare opportunity to acquire a substantial and distinctive family home in one of Darlington's most desirable residential locations.



- Extended five-bedroom family home
- Parking for multiple vehicles
- Modern kitchen and upgraded interiors
- South facing rear garden with open views
- Integral double garage
- Separate study, ensuite and family bathroom

GENERAL INFORMATION:

Tenure: Freehold

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

Double glazing

Local Authority: Darlington Borough Council (Tax Banding F)

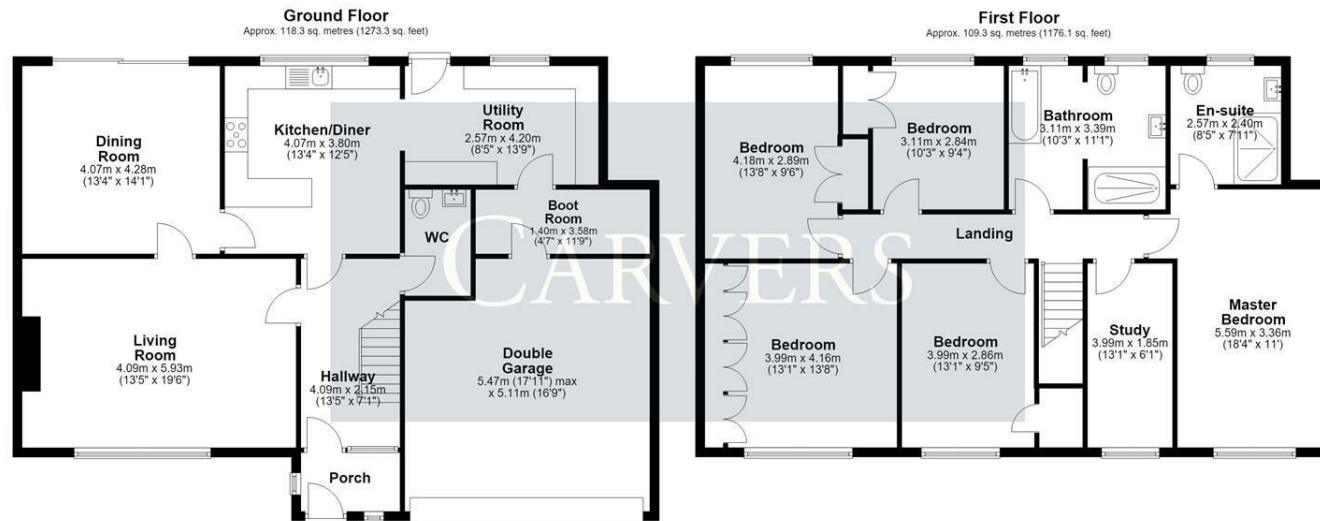
Buyers Identification Checks

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.

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)





Total area: approx. 227.6 sq. metres (2449.3 sq. feet)
59 Clare Avenue, 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	65	77
	EU Directive 2002/91/EC	

Property size taken from EPC
2012.00 sq ft

Searching 1,000s of mortgages
Access to 12,000+ products from 90+ lenders across the UK.
Call: 01325 370341 Visit: Any of our offices
Web: mortgageadvicebureau.com/carvers

Your home may be repossessed if you do not keep up repayments on your mortgage.
There may 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.

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 themselves 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 Carvers nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.