

Carmel Gardens, Darlington, DL3 8JD.  
Offers in the region of £330,000

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'The Art of Property'



**Carmel Gardens, Darlington, DL3 8JD.**

**Offers in the region of £330,000**

**Council Tax Band: D**

Nestled within Darlington's highly sought-after and prestigious West End, this exceptional larger-than-average three double bedroom semi-detached family home offers an outstanding opportunity to acquire a beautifully presented property in one of the town's most desirable residential locations.

Occupying a delightful position on Camel Gardens, the property is ideally placed for families, lying just moments from highly regarded primary schooling and within easy walking distance of well-respected secondary schools. The convenience of the location, combined with the quality and size of the accommodation on offer, makes this a truly special home.

Lovingly maintained and enhanced by the current owners, the property is presented to an impeccable standard throughout, showcasing stylish décor, quality flooring and a wealth of modern comforts. The attention to detail is evident in every room, creating a warm and welcoming family environment ready to move straight into.

The accommodation begins with a light and airy reception hallway, complemented by a useful ground floor WC. The spacious dual-aspect lounge enjoys an abundance of natural light and features attractive parquet flooring together with bi-fold doors opening directly onto the rear garden, seamlessly blending indoor and outdoor living. A separate generous dining room benefits from dual-aspect windows, providing an ideal space for family meals and entertaining.

A particular highlight of the home is the stunning kitchen/breakfast room, beautifully fitted with an excellent range of contemporary units and a range of integrated appliances, creating the perfect hub for modern family life.

To the first floor, a spacious landing leads to three well-proportioned double bedrooms, all benefiting from built-in wardrobes and dual-aspect windows which flood the rooms with natural light. The bedrooms are served by a superb contemporary family bathroom, featuring both a bath and separate

shower enclosure, finished to a high standard.

Externally, the property continues to impress. The front garden has been designed for low maintenance, whilst a generous driveway provides ample off-street parking and leads to an improved garage. Currently utilised as a home gym, the garage offers excellent versatility and could equally provide secure parking or additional storage.

The delightful rear garden enjoys a degree of privacy together with a favourable westerly aspect, making it the perfect place to relax and entertain. A pergola provides an attractive focal point, whilst the overall setting offers a wonderful outdoor space for families to enjoy.

Properties of this size, quality and location are considered in high demand. Combining generous family accommodation, exceptional presentation and a highly desirable West End setting close to excellent schooling, this home is sure to attract considerable interest.

Please note:  
Council tax Band - D  
Tenure - Freehold  
Total sq ft and room dimensions to be considered a guide only.

Following acceptance of an offer, the prospective buyer(s) will be required to pay £30 (inc. VAT) per client, to cover the cost of anti-money laundering checks conducted by Estates, in compliance with HMRC regulations.

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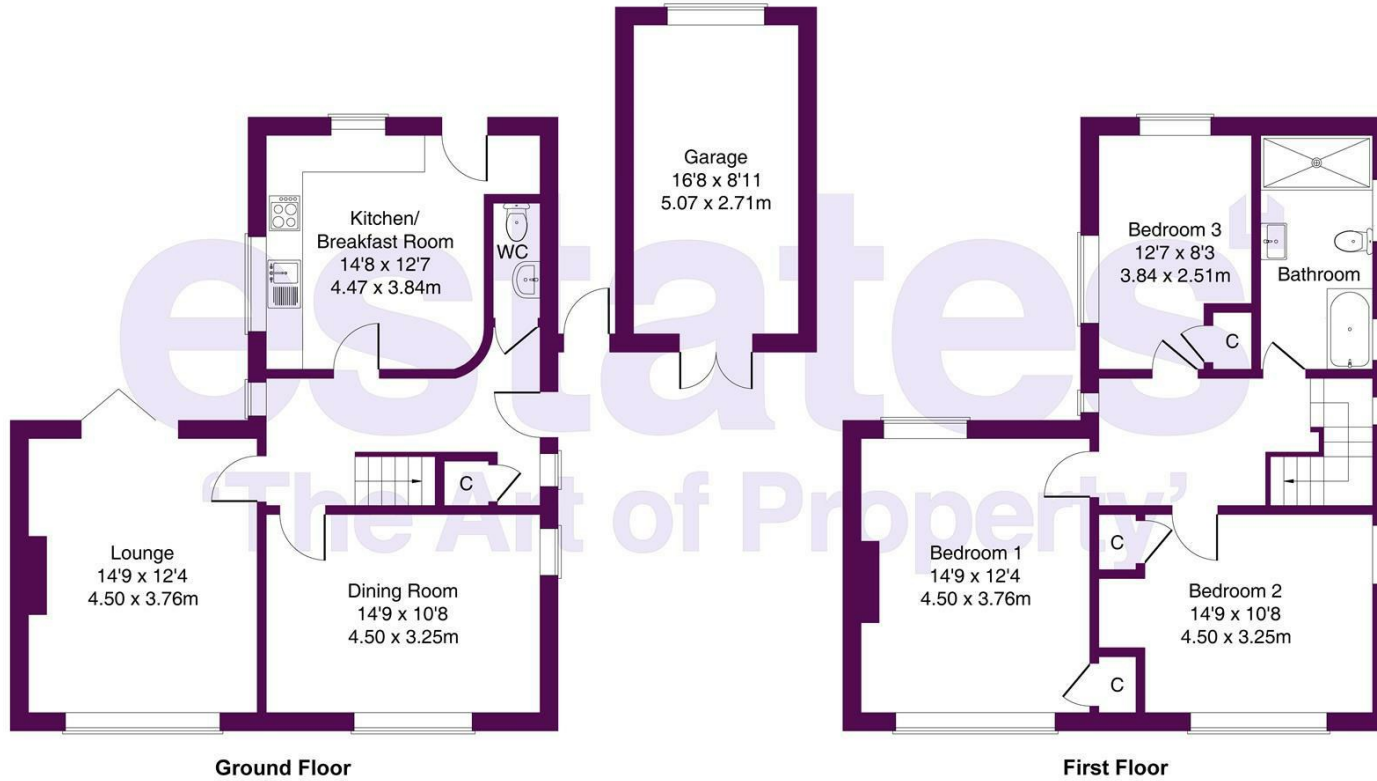
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**Carmel Gardens, Darlington, DL3 8JD**

Approximate Gross Internal Area: (1442 sq ft - 134 sq m.)



Not to Scale. Produced by The Plan Portal 2026  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	69	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	