



CARVERS
SALES & LETTINGS

Low Coniscliffe
Darlington, DL2 2NG
Price £375,000

House - Link Detached



Nestled in the charming village of Low Coniscliffe, Darlington, this exquisite property boasts four well-proportioned bedrooms, making it perfect for families or those who desire extra space.

Upon entering, you are greeted by a welcoming hall that sets the tone for a warm and inviting home. The heart of the home is undoubtedly the stunning bespoke open-plan kitchen/breakfast room, which features integrated appliances and a large central island, perfect for both cooking and entertaining, also having the benefit of patio doors bringing the outside in. The living room, complete with a cosy log burner, provides a comfortable space to unwind, while the separate dining room offers an elegant setting for family meals and gatherings.

The first floor comprises four spacious bedrooms, master having fitted wardrobes and en-suite shower room, the family bathroom/WC is conveniently located to serve the bedrooms, ensuring practicality for everyday living. The property also benefits from fabulous open views over the fields to the front, allowing you to enjoy the beauty of the surrounding countryside.

Outside, a large extensive driveway leads to the garage, providing ample parking space. Low Coniscliffe is a delightful area that offers picturesque countryside walks, while still being conveniently located for the market towns of Darlington and Barnard Castle. This property truly combines modern living with the charm of rural life, making it a must-see for anyone in search of their dream home.



- Impressive four bedroomed property
- Welcoming hallway with ground floor cloaks/wc
- Living room with log burner
- Extensive block paved private drive leading to garage
- Picturesque village location perfect for countryside walks
- Fabulous open views to the front over countryside
- Stunning open plan bespoke kitchen with centre island and granite working surfaces
- Family bathroom/wc
- South facing mature, established rear garden

GENERAL INFORMATION:

Tenure: Freehold

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

Double glazing, security alarm system

Local Authority: Darlington Borough Council (Tax Banding E)

Buyers Identification Checks

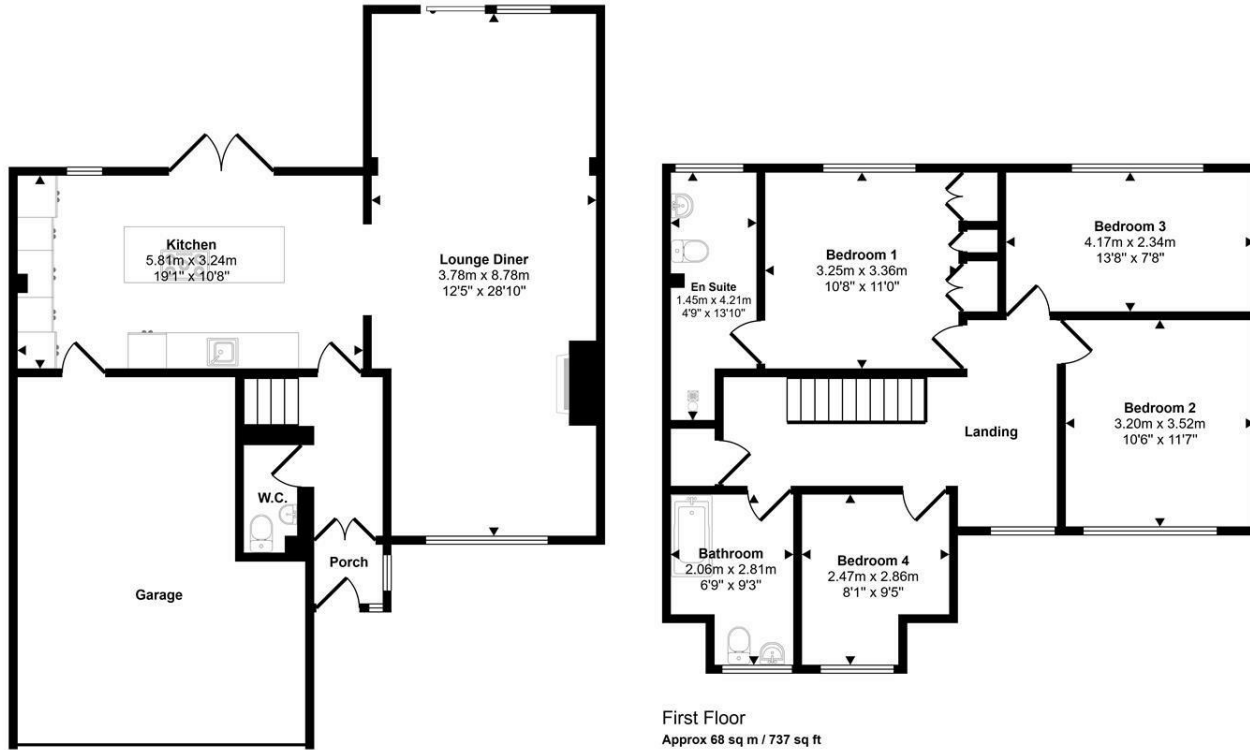
Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify 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 a conservatory and/or garage)



Approx Gross Internal Area
157 sq m / 1689 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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		44	65
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.