



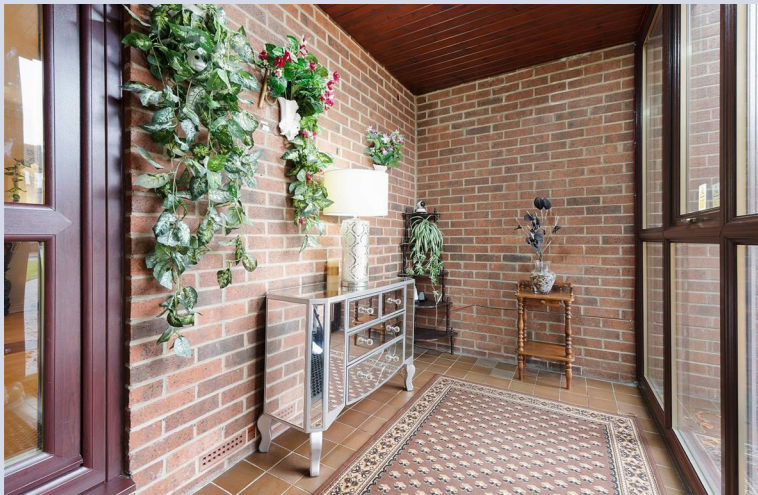
Located in the charming St. Andrews Close, within the esteemed Haughton Village, this stunning modern detached house is a true gem for discerning buyers. This executive home boasts an impressive four bedrooms, providing ample space for families or those who enjoy hosting guests.

Upon entering, you are greeted by a large and welcoming hallway that sets the tone for the rest of the property. The ground floor features three spacious reception rooms, perfect for both relaxation and entertaining. The refitted kitchen and breakfast room is a highlight, offering a contemporary space for culinary pursuits, complemented by a handy utility room and a convenient ground floor cloakroom with WC.

As you ascend to the first floor, you will find a galleried landing leading to the master bedroom, which includes an en-suite bathroom. The remaining bedrooms are well-proportioned, providing flexibility for family living or home office needs.

The exterior of the property is equally impressive, featuring a mature and established south-facing rear garden, complete with a well-maintained lawn and attractive borders, with sun terrace ideal for outdoor enjoyment. The double-width driveway leads to a garage equipped with an electric door, adding to the convenience of this exceptional home.

This property is situated in a small cul-de-sac of similar high-quality homes, enhancing the sense of community and tranquillity. With its modern amenities and prime location, this house is a perfect choice for those seeking a stylish and comfortable lifestyle in Darlington.





- Stunning detached property
- Well regarded Haughton Village
- Flexible living accommodation
- Galleried landing
- Double width drive leading to garage
- Small exclusive development
- Spacious well appointed interior
- Recently fitted kitchen/breakfast room with quality integrated appliances
- Four spacious double bedrooms
- South facing , mature, established rear garden

GENERAL INFORMATION

Tenure: Freehold

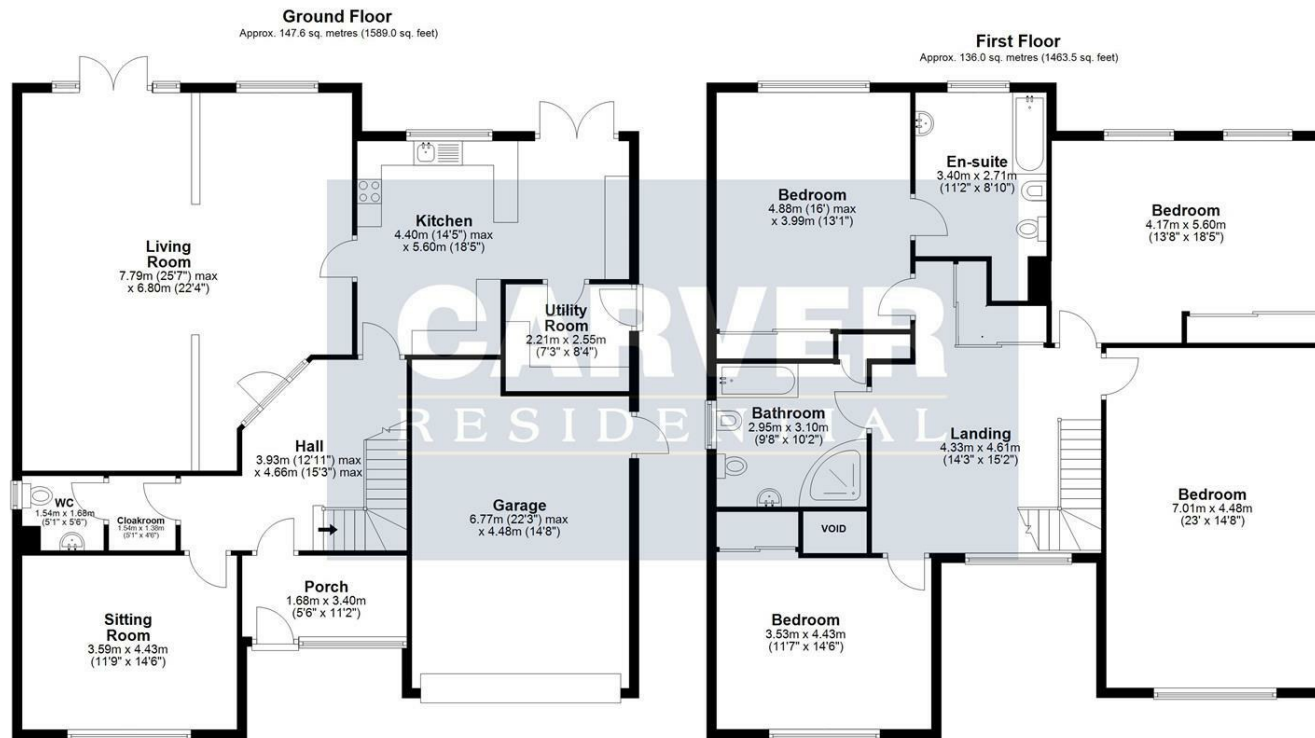
Services: gas central heating, mains electric, water and drainage.

Double glazing

Local Authority: Darlington Borough Council (Tax Banding G)

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.



Total area: approx. 283.6 sq. metres (3052.5 sq. feet)
5 St Andrews Close, Darlington

Energy Efficiency Rating		
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		EU Directive 2002/91/EC

We can search 1,000s of mortgages for you

It could take just 15 minutes with one of our specialist advisers:
Call: 01325 380088. Visit: Any of our Offices. Online: www.mortgageadvicebureau.com/carver



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

MAB 6202



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 himself 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 Nick & Gordon Carver Residential or Commercial, Nick & Gordon Carver, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property



14 Duke Street, Darlington
Co Durham, DL3 7AA
01325 357807
sales@carvergroup.co.uk

63 Dalton Way, Newton Aycliffe
Co Durham DL5 4NB
01325 320676
aycliffe@carvergroup.co.uk

41 Market Place, Richmond
North Yorkshire, DL10 4QL
01748 825317
richmond@carvergroup.co.uk

219 High Street, Northallerton
North Yorkshire DL7 8LW
01609 777710
northallerton@carvergroup.co.uk

www.carvergroup.co.uk