

CARVERS

SALES & LETTINGS

St. Hild Close

Darlington, DL3 8LD

Price £330,000

Bungalow - Detached

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



GENERAL INFORMATION:

Tenure: Freehold
Services: Gas central heating, mains electric, water and drainage.
Double glazing
Local Authority: Darlington Borough Council (Tax Banding D)

Buyers Identification Checks

Should a purchaser(s) have an offer accepted on a property marketed by Carvers 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.

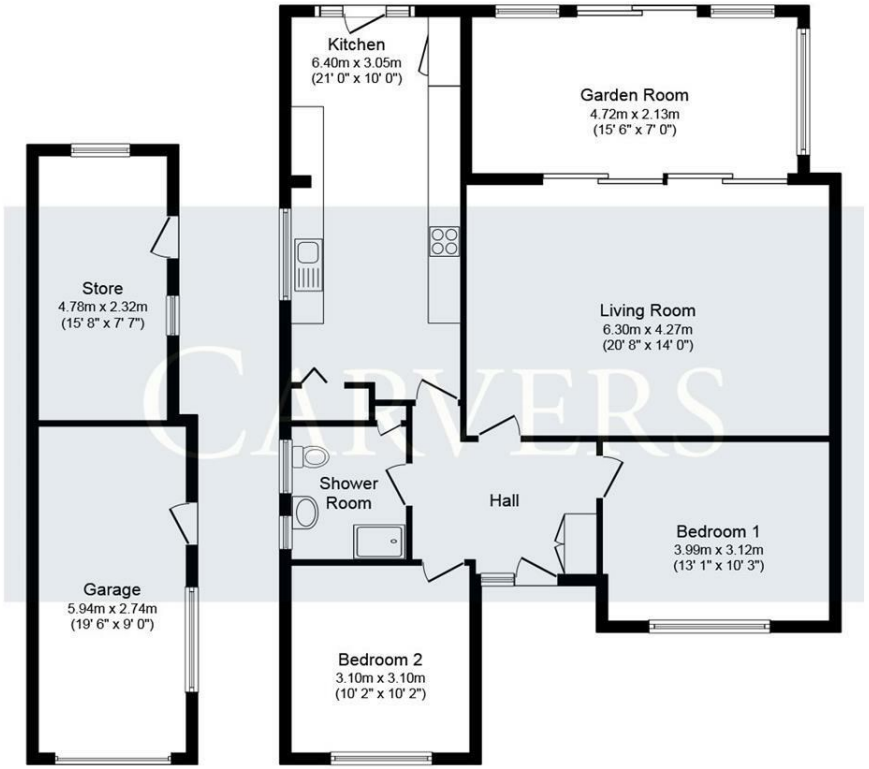
Property Size

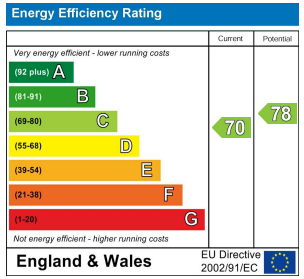
Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. this may potentially exclude e.g a conservatory and/or garage)











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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