



CARVERS
SALES & LETTINGS

Nunnery Lane
Darlington, DL3 9BA
Price £260,000

House - Link Detached



Nunnery Lane Darlington, an address that needs no introduction, a very well known and popular West End location and we have a very spacious 4 bedroom property on offer... it's bigger than you think!!

This delightful 4 bedroom home offers comfort and space for the entire family. With a generous size of 1,237 square feet, the property boasts two reception rooms, Formal lounge to the front and a formal dining to the rear leading off from the kitchen with Patio doors leading out to the large private garden ideal for both relaxation and entertaining guests. The garden is mainly laid with patio for low maintenance but can easily be laid to lawn for those with children in need of a garden.

The home features four well-proportioned bedrooms, 3 being double size, providing ample space for family members or guests. The single bathroom located upstairs is modern with a further W/C on the ground floor ensuring ease of access for all.

One of the standout features of this property is the parking with enough room for two cars on the driveway and a double length garage accommodating up to two further vehicles, which is a rare find in residential areas. This added convenience makes it an excellent choice for families with multiple cars or for those who enjoy hosting visitors.

Overall, this property on Nunnery Lane presents a wonderful opportunity for anyone seeking a spacious and comfortable family home. With its ample living space and practical amenities and fantastic schools all nearby nearby, it is sure to appeal to a variety of buyers looking for that special place to call 'Home'.



- Fantastic spacious Family home
- 2 Reception rooms, Formal lounge and formal Dining
- Huge double length internal access garage (which widens to the rear to give utility area)
- Ample parking to front with low maintenance garden
- Close to local amenities, shops, Doctors surgery etc
- 4 Bedrooms
- Family bathroom and downstairs W/C
- Large rear garden
- Excellent school catchment area

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

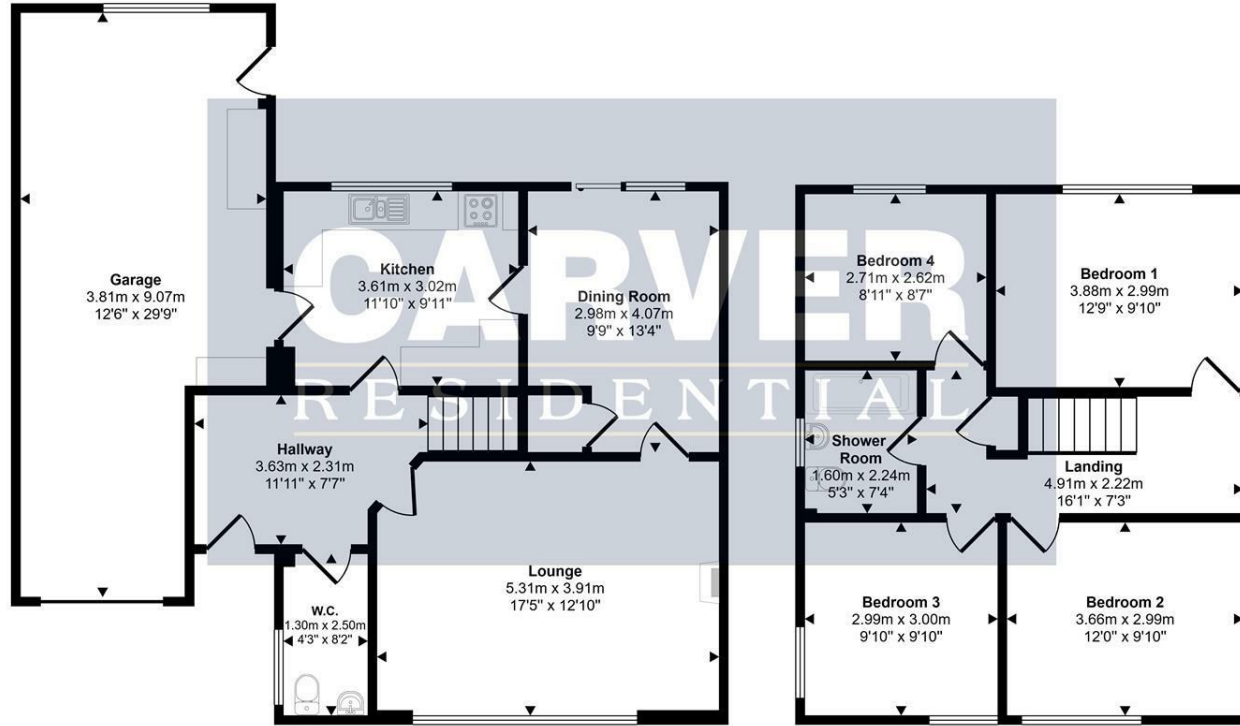
Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify 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
145 sq m / 1563 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
71		
England & Wales		EU Directive 2002/91/EC

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.

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.