

CARVERS

SALES & LETTINGS

Caledonian Way

Darlington, DL1 3RJ

Offers in the region of £220,000

House - Detached

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Situated within the popular Whinfield area of Darlington, Caledonian Way is a superbly presented three-bedroom detached home, offering an excellent blend of modern living, practical space and homely charm. Perfectly suited to growing families, professionals or those looking to downsize without compromising on space, this lovely property has plenty to offer.

The ground floor begins with a high-quality kitchen, finished to an excellent standard and boasting a range of integrated appliances, which flows effortlessly into the dining area, creating a sociable space for everyday family life and entertaining alike. A cosy lounge provides the perfect place to unwind, complete with a statement fireplace, while the additional conservatory offers valuable extra living space and a lovely connection to the garden.

To the first floor are three well-proportioned bedrooms, with the flexibility to accommodate a home office or dressing room if desired, alongside a family shower room.

Externally, the property continues to impress with beautifully maintained front and rear gardens, a generous driveway providing off-street parking for two vehicles and an attached garage with an electric door, ideal for additional storage or practical everyday use.









- Popular Whinfield area of Darlington
- Beautifully maintained garden
- Ready to move into
- Cosy lounge with statement fireplace
- Double driveway
- Rear conservatory



GENERAL INFORMATION:

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

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.

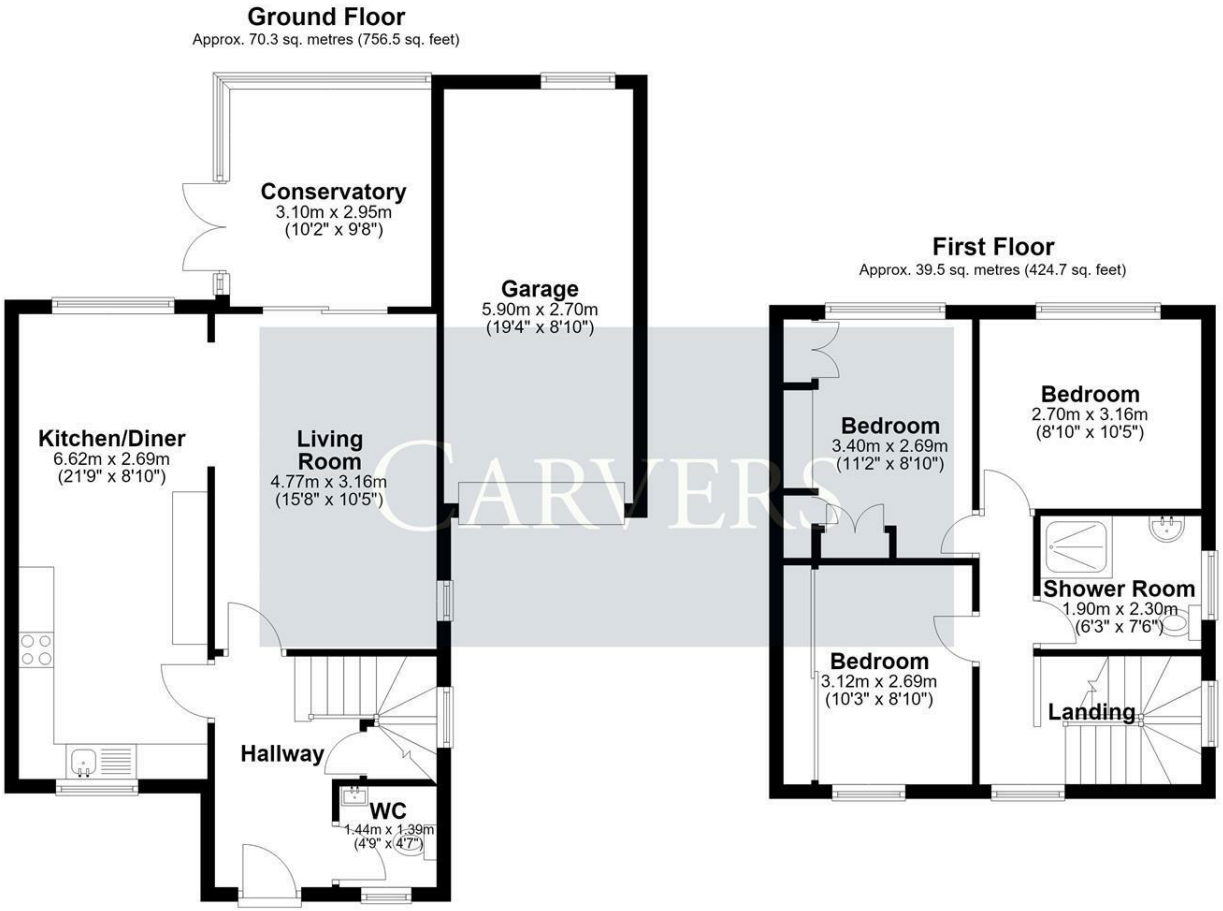
Property Size

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)



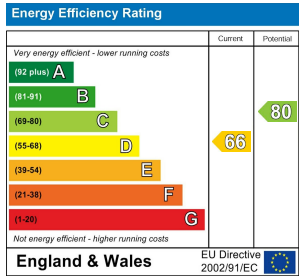






Total area: approx. 109.7 sq. metres (1181.2 sq. feet)

10 Caledonian Way, Darlington



Property size taken from EPC sq ft



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