





A beautifully presented, significantly improved and updated DETACHED family home enjoying a CORNER PLOT on this popular development in the Darlington Borough. The heart of the home is undoubtedly the fabulous open-plan fitted kitchen/dining room, complete with a central island and a host of integrated appliances, making it an ideal setting for family gatherings and culinary adventures. The ground floor also features a convenient study, perfect for those who work from home, as well as a utility room and a ground floor WC for added practicality. A large garden room with French doors invites natural light and seamlessly connects the indoor and outdoor spaces, enhancing the overall living experience. Upstairs, the principal bedroom is a true retreat, featuring built-in wardrobes and a private en-suite shower room/WC. Three additional bedrooms provide plenty of space for family or guests, with two of them sharing a well-appointed "Jack and Jill" en-suite shower room/WC. Bedrooms 2 and 3 have fitted drawers within the the wardrobes. Set on a generous corner plot, this property has been significantly improved and updated throughout with solar panels with battery storage, combination boiler, ensuring a contemporary living experience. The attractive enclosed side and rear gardens offer private outdoor space, perfect for enjoying sunny days or hosting barbecues. Rear garden includes includes a log cabin, fully equipped with power, lighting, and a TV point, offering versatile use such as a home office, studio, or hobby space. With an attached double garage with electric roller shutter doors, convenience is at the forefront of this home.







### Agents Notes

Tenure:- Freehold

Mains gas, (central heating to radiators), electricity & drainage

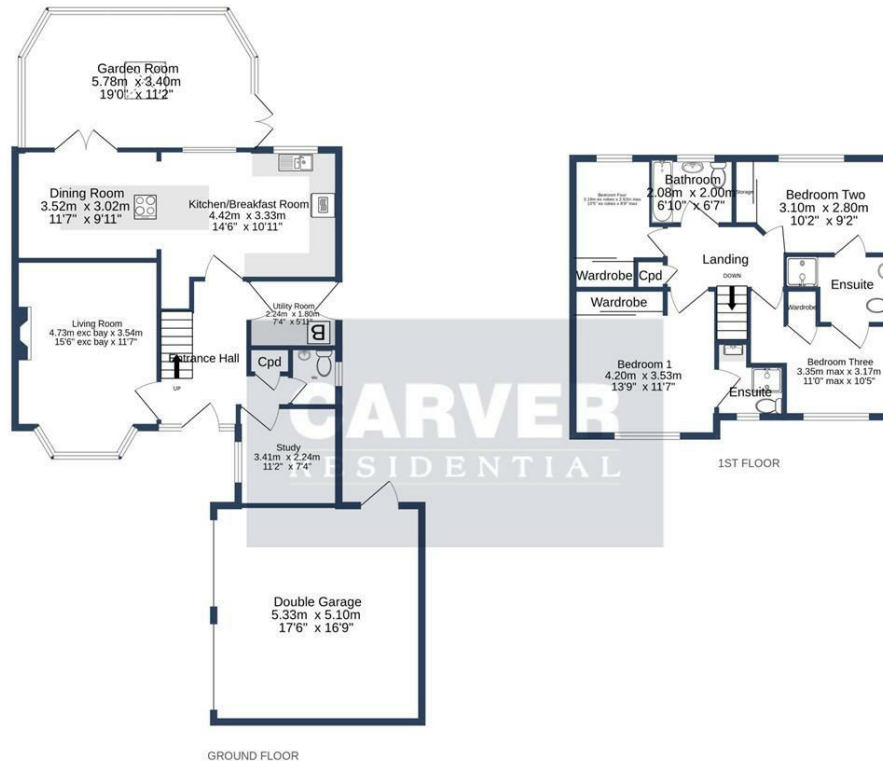
uPVC double glazing throughout

Council Tax:- Band E

Local Authority:- Darlington Borough Council

### Buyer(s) 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.



ASPEN GROVE, SCHOOL AYCLIFFE, DL5 6GR.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metreplex 6/2025

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          | 94      | 94                      |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| <b>England &amp; Wales</b>                  |         | EU Directive 2002/91/EC |

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MAB 6202



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