CARVERS

SALES & LETTINGS

Beaumont Hill

Darlington, DL1 3NG

Offers in the region of £250,000

Bungalow - Detached

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A lovely and deceptively spacious detached bungalow, occupying a particularly pleasant plot and offering much more accommodation than might initially be expected. The property has been refurbished and extended by the present owners to create a very well presented and comfortable home, with excellent living space both inside and out.

The accommodation begins with an entrance hallway leading to a good-sized lounge featuring a bay window and attractive fireplace. There is also a separate sitting room, again with a fireplace, providing useful additional living space.

A particular feature is the impressive 24ft kitchen/dining room, which has been refitted with a most attractive range of floor and wall units incorporating integrated appliances. From here there is access to a fabulous large conservatory, providing an excellent additional room overlooking the garden and offering plenty of space for relaxing or entertaining.

There are two bedrooms, together with a particularly spacious bathroom which benefits from a separate shower area.

The outside space is equally appealing. The good-sized rear garden has been designed for ease of maintenance and includes two attractive stone-built outhouses, both having vaulted ceilings and offering a variety of potential uses. There is also a good-sized polytunnel, which will be of particular interest to anyone who enjoys gardening or growing their own produce.

To the front there is a large driveway providing ample off-street parking, together with a further gravelled area offering additional parking if required.

A very appealing bungalow which has been thoughtfully refurbished and extended to provide spacious and versatile accommodation, together with a particularly useful and attractive plot.

- Well presented and improved deceptive detached bungalow
- Good size plot with useful outbuildings
- Separate sitting room opening through to 23 ft refitted kitchen/dining room
- Two bedrooms and large bathroom with wet room area
- Extended well proportioned accommodation
- Lounge with bay window and fireplace
- Lovely large conservatory
- Large driveway for car parking

GENERAL INFORMATION:

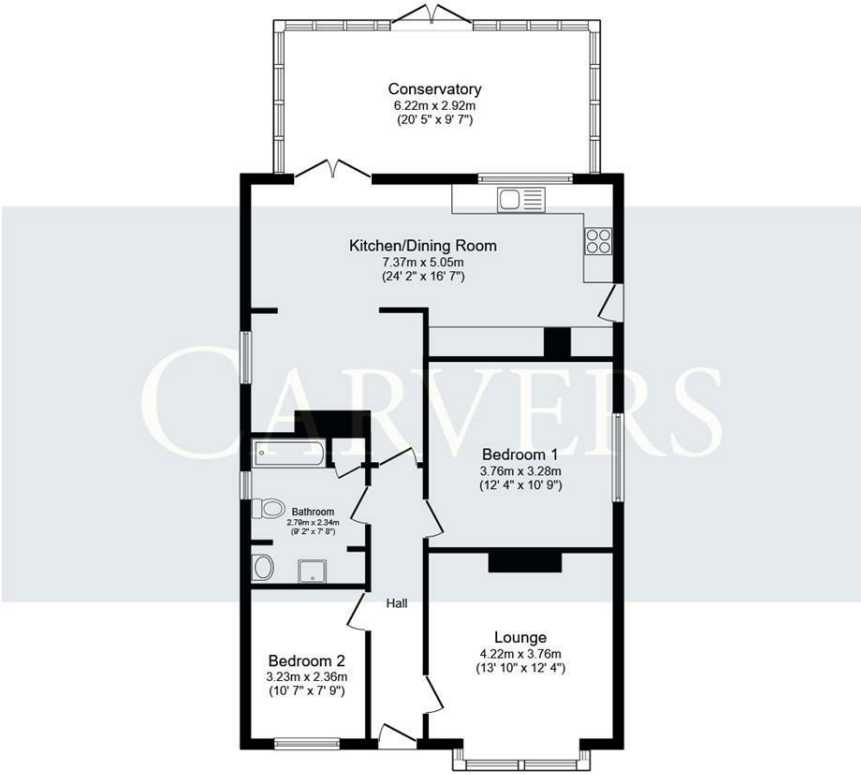
Tenure: Freehold
Services: Gas central heating, mains electric, water and drainage.
Double glazing
Local Authority: Darlington Borough Council (Tax Banding D)

Buyers Identification Checks

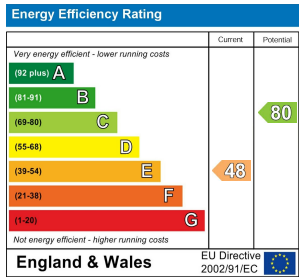
Should a purchaser(s) have an offer accepted on a property marketed by Carvers they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity, 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)



Floor Plan



Property size taken from EPC
914.00 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

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.

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