



CARVERS
SALES & LETTINGS

Upsall Drive
Darlington, DL3 8RB
Price £550,000

House - Detached



Home of distinction in Darlington's West End! Properties in this location don't come around too often, close to Darlington's beautiful South Park and only a short stroll to the town centre, welcome to the desirable location of Upsall Drive, Darlington.

This impressive detached house offers a blend of space and comfort for modern family living. Spanning an expansive 1,603 square feet, the property boasts three well-appointed reception rooms, a huge formal lounge running the full depth of the property, a formal dining room to the front and a further sitting / garden room to the rear providing ample space for relaxation, entertainment, and family gatherings.

The home features four generously sized bedrooms, ensuring that everyone has their own private sanctuary. With two bathrooms, morning routines will be a breeze, catering to the needs of a busy household.

Outside, the property benefits from parking for up to four vehicles, with a large double garage giving internal access to the home a rare find that adds to the convenience of this lovely home.

This residence is ideal for those seeking a spacious family home in a tranquil setting, while still being close to local amenities and transport links. With its thoughtful layout and ample living space, this property is sure to appeal to a wide range of buyers. Don't miss the opportunity to make this charming house your new home.



- Home of Distinction in Darlington's West End
- Huge lounge room
- Garden room to the rear
- Stunning location with private garden to the rear backing on to Blackwell Grange
- Short stroll into town centre with all amenities and schools nearby
- Large 4 bedroom detached property
- Formal dining space
- Family bathroom upstairs, shower/wet room with toilet on the ground floor
- Close to South Park
- Great transport links

GENERAL INFORMATION:

Tenure: Freehold

Services: gas central heating, mains electric, water and drainage.

Double glazing

Local Authority: Darlington Borough Council (Tax Banding F)

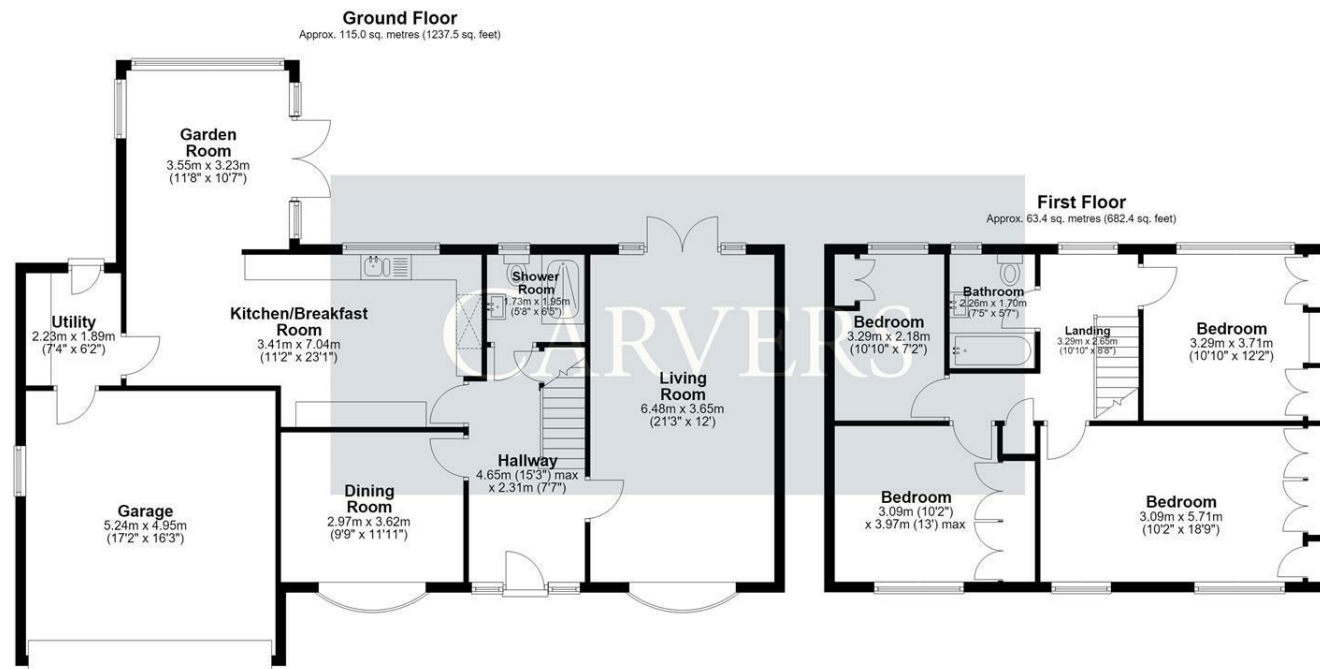
Buyers Identification Checks

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. 178.4 sq. metres (1920.0 sq. feet)
24 Upsall Drive, Darlington

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

Property size taken from EPC
1603.00 sq ft

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.