



CARVERS
SALES & LETTINGS

Woodland Road
Darlington, DL3 9ND
Price £475,000

House - End Terrace



Picture perfect period property. We get to see inside some beautiful properties and this one is no exception. If you love period homes, love character and want a home of distinction with space and grandeur, then you need to see this one. Stepping inside this stunning home on Woodland Road in Darlington, you will be immediately impressed by the wide hallway and stunning staircase.

This period property offers space, comfort, style and character from a bygone period making it an ideal family home. Spanning an expansive 2,292 square feet, the property boasts three well-appointed reception rooms, a drawing room to the front, a family room to the rear overlooking the pristine gardens, a dining room leading to a kitchen with bespoke hand-made units and underfloor heating. All this provides ample space for both relaxation and entertaining, with your guests spilling outside into the beautifully manicured mature private garden.

With five generously sized bedrooms, there is plenty of room for family members or guests, ensuring everyone has their own private sanctuary. The house features a downstairs shower room, a family bathroom and the master bedroom is ensuite, which all add to the convenience and functionality of the home, catering to the needs of a busy household. The home also boasts a good size functional basement fully tanked. It makes an excellent utility room and wine cellar.

The exterior of the property includes off street parking and garage to rear, a valuable asset in this desirable area. The location is very convenient for local amenities but also offers a sense of community that is often sought after by families and professionals alike.

This delightful home on Woodland Road is a rare find, combining spacious living with a welcoming atmosphere. It presents an excellent opportunity for those looking to settle in a vibrant part of Darlington. Do not miss the chance to make this wonderful property your home.



- Simply stunning period property
- Bespoke hand built kitchen with underfloor heating
- Generous basement area, utility room and wine cellar
- Set back from road with front garden
- Off street parking and garage
- 3 reception rooms, formal living, family room and formal dining
- 5 bedrooms, 3 bathrooms, downstairs shower room, family bathroom and ensuite to master
- Grand entrance hall with stunning staircase
- Private mature manicured garden to rear
- Close to amenities, parkland and schools

GENERAL INFORMATION:

Tenure: Freehold

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

Double glazing

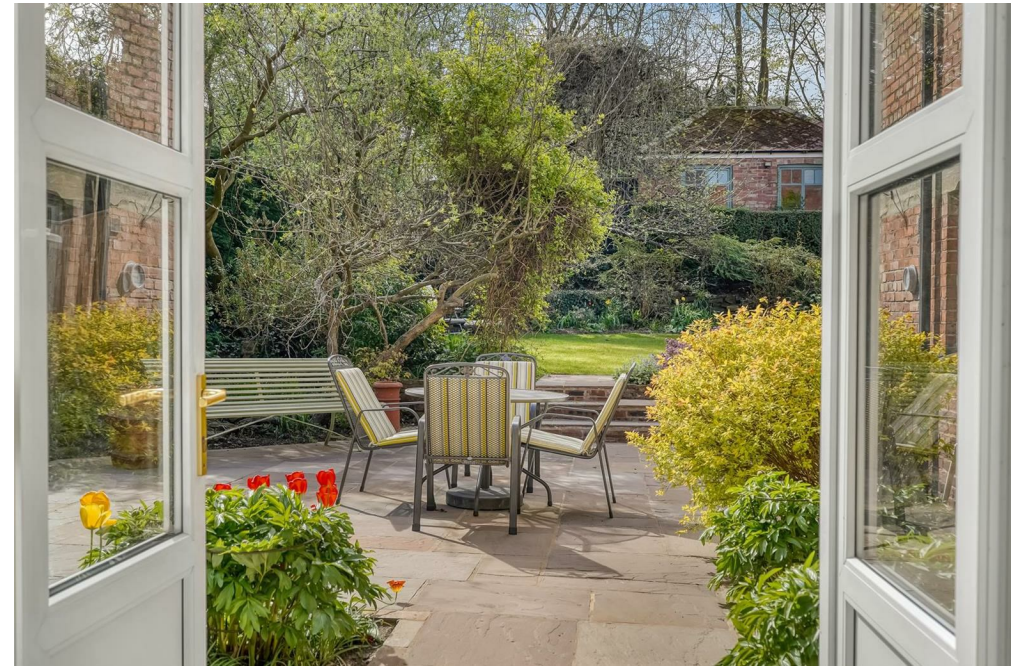
Local Authority: Darlington Borough Council (Tax Banding E)

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)





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.

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
2292.00 sq ft

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The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.



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