

Carmel Gardens, Darlington, DL3 8JD.
Offers in the region of £330,000

estates⁴
'The Art of Property'



Carmel Gardens, Darlington, DL3 8JD.

Offers in the region of £330,000

Council Tax Band: D

Nestled within Darlington's highly sought-after and prestigious West End, this exceptional larger-than-average three double bedroom semi-detached family home offers an outstanding opportunity to acquire a beautifully presented property in one of the town's most desirable residential locations.

Occupying a delightful position on Camel Gardens, the property is ideally placed for families, lying just moments from highly regarded primary schooling and within easy walking distance of well-respected secondary schools. The convenience of the location, combined with the quality and size of the accommodation on offer, makes this a truly special home.

Lovingly maintained and enhanced by the current owners, the property is presented to an impeccable standard throughout, showcasing stylish décor, quality flooring and a wealth of modern comforts. The attention to detail is evident in every room, creating a warm and welcoming family environment ready to move straight into.

The accommodation begins with a light and airy reception hallway, complemented by a useful ground floor WC. The spacious dual-aspect lounge enjoys an abundance of natural light and features attractive parquet flooring together with bi-fold doors opening directly onto the rear garden, seamlessly blending indoor and outdoor living. A separate generous dining room benefits from dual-aspect windows, providing an ideal space for family meals and entertaining.

A particular highlight of the home is the stunning kitchen/breakfast room, beautifully fitted with an excellent range of contemporary units and a range of integrated appliances, creating the perfect hub for modern family life.

To the first floor, a spacious landing leads to three well-proportioned double bedrooms, all benefiting from built-in wardrobes and dual-aspect windows which flood the rooms with natural light. The bedrooms are served by a superb contemporary family bathroom, featuring both a bath and separate

shower enclosure, finished to a high standard.

Externally, the property continues to impress. The front garden has been designed for low maintenance, whilst a generous driveway provides ample off-street parking and leads to an improved garage. Currently utilised as a home gym, the garage offers excellent versatility and could equally provide secure parking or additional storage.

The delightful rear garden enjoys a degree of privacy together with a favourable westerly aspect, making it the perfect place to relax and entertain. A pergola provides an attractive focal point, whilst the overall setting offers a wonderful outdoor space for families to enjoy.

Properties of this size, quality and location are considered in high demand. Combining generous family accommodation, exceptional presentation and a highly desirable West End setting close to excellent schooling, this home is sure to attract considerable interest.

Please note:
Council tax Band - D
Tenure - Freehold
Total sq ft and room dimensions to be considered a guide only.

Following acceptance of an offer, the prospective buyer(s) will be required to pay £30 (inc. VAT) per client, to cover the cost of anti-money laundering checks conducted by Estates, in compliance with HMRC regulations.

Estates 'The Art of Property'
Professional Estate Agents, selling homes across Darlington, Newton Aycliffe, Teesside & North Yorkshire with creative & inviting marketing strategies! Property appraisals available 7 days a week!

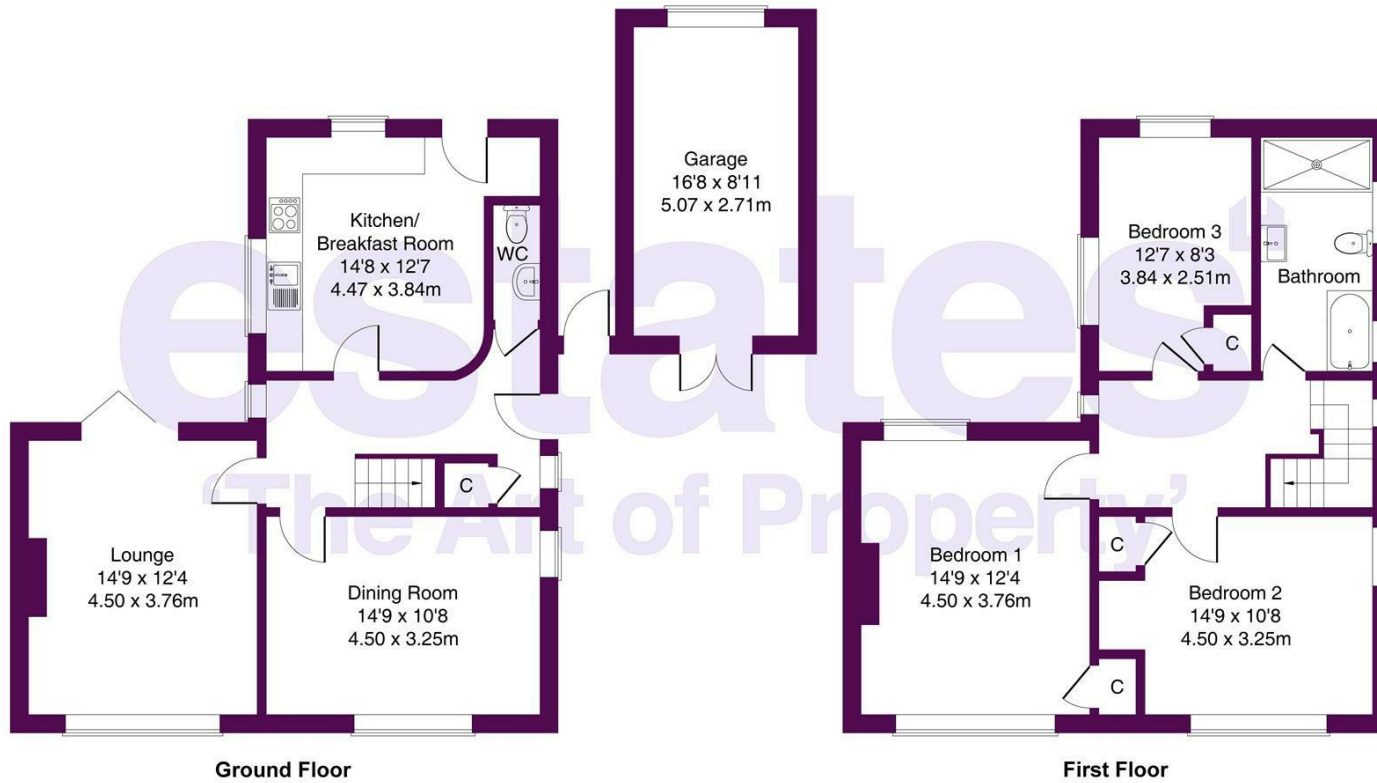
Disclaimer:

These particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) with the intention of providing a fair and accurate guide to the property. They do not constitute or form part of an offer or contract nor may they be regarded as representations, all interested parties must themselves verify their accuracy. No tests or checks have been carried out in respect of heating, plumbing, electric installations, or any type of appliances which may be included. All photos, videos, and marketing material created by Estates 'The Art of Property', are the property of our agency and are protected by copyright law. Our marketing material must not be copied, reproduced, shared, or used in any way without our prior written permission.



Carmel Gardens, Darlington, DL3 8JD

Approximate Gross Internal Area: (1442 sq ft - 134 sq m.)



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

Business Central 2 Union Square
Central Park
Darlington
County Durham
DL1 1GL
01325 804850
sales@estatesgroup.co.uk
<https://estates-theartofproperty.co.uk/>

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	80
(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	