



CARVERS
SALES & LETTINGS

Woodland Road
Darlington, DL3 9LR
Price £500,000

House - Detached



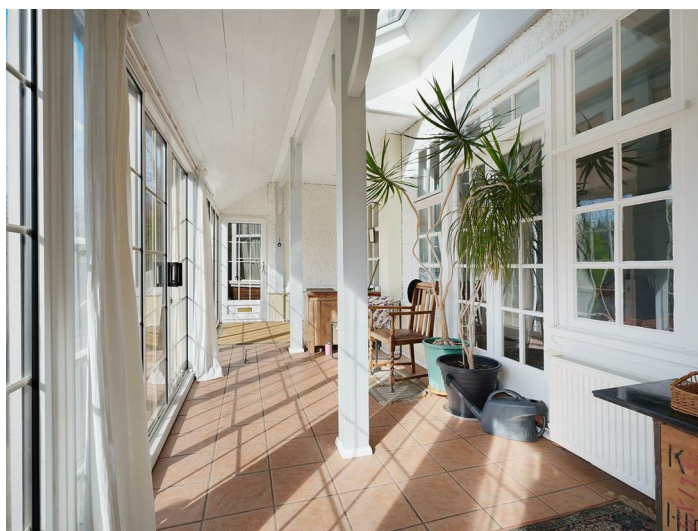
Situated on Woodland Road in the desirable West End of Darlington, this impressive detached period home is an absolutely fabulous property. With no onward chain, it presents a rare opportunity for families seeking spacious and flexible living accommodation spread across three floors.

This grand residence boasts three large reception rooms, perfect for entertaining guests or enjoying quiet family time. A study, a good size kitchen/breakfast room, and a convenient utility room adds to the practicality of the home.

The first floor features three generous double bedrooms, complemented by a family bathroom and an en-suite to the master, there is also a sitting/sun room offering further flexibility. Moving to the second floor, there are two more double bedrooms.

Retaining many charming period features, this expansive property exudes character, making it an inviting place to call home. The large driveway, finished with resin, accommodates parking for up to seven vehicles, leading to a garage that offers further parking or storage.

This remarkable family home is perfect for those who appreciate the elegance of period architecture combined with modern living which is in need of some updating to make this your forever home. With its flexible accommodation and prime location, it is situated a short walk from Darlington town centre and also schooling for all age groups.











- Stunning, imposing period property
- Retaining many period features throughout
- Three well appointed reception rooms with garden room, study utility
- Top floor two further bedrooms, and ample storage.
- Baxi boiler installed March 2026 with 10 year guarantee
- Rarely do properties such as this become available onto the open market
- Accommodation over three floors
- First floor having galleried landing, useful storage three double bedrooms en-suite/wc and bathroom/wc
- Private driveway with double gates opening to resin drive, allowing off road parking for several vehicles
- Single garage with office to the rear, mature, established gardens front and rear.

GENERAL INFORMATION:

Tenure: Freehold

Services: Gas central heating, boiler installed March 2026 with a 10 year guarantee mains electric, water and drainage.

Double glazing

Local Authority: Darlington Borough Council (Tax Banding F)

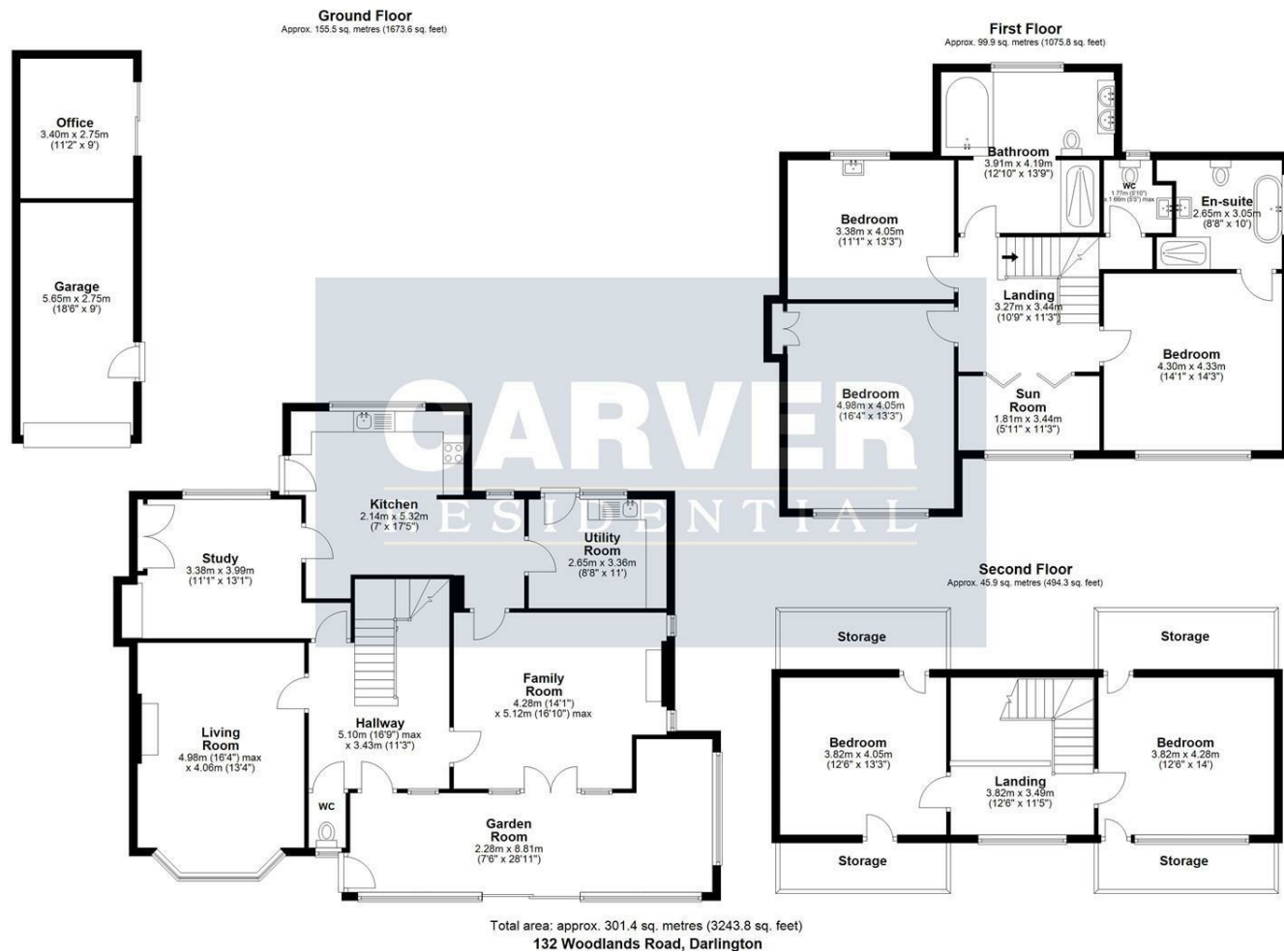
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Property Size

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)





Energy Efficiency Rating		
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
	Current	Potential
	58	74

Property size taken from EPC
2658.00 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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