



A beautifully presented 4 BEDROOM detached family home pleasantly situated in this lovely cul-de-sac on "The Chestnuts" development. As you enter, you are greeted by an inviting entrance hallway that features a convenient ground-floor WC and a return staircase leading to the first-floor landing. The living room, located at the rear of the house, boasts a focal point fireplace and opens into a large uPVC double-glazed conservatory, creating a bright and airy space perfect for relaxation or entertaining. The separate dining room at the front of the property provides an elegant setting for family meals or gatherings. The fitted kitchen is both functional and stylish, catering to all your culinary needs. On the first floor, the principal bedroom is a true retreat, complete with built-in wardrobes and an en-suite shower room/WC for added privacy. Three additional bedrooms offer ample space for family or guests, while the contemporary family bathroom/WC features a modern white suite, ensuring comfort for all. Outside, the property benefits from a double-width driveway, leading to an integral single garage, which has been partially converted to provide a useful utility area. The enclosed rear garden is a delightful space, featuring a well-maintained lawn and two patio areas, perfect for outdoor entertaining or enjoying the sunshine. With uPVC double glazing and gas-fired central heating to radiators, this home is both energy-efficient and cosy. Located in a popular area between Heighington and Newton Aycliffe and within catchment of Heighington CE Primary School, it is just a short drive from the A1M and conveniently located within the Darlington Borough, making it an ideal choice for those seeking convenience and accessibility. This property truly offers a wonderful opportunity for modern family living.





- Living room with French doors opening to large conservatory
- Ground floor WC
- Built-in wardrobes to principal bedroom
- Family bathroom/WC with contemporary white suite
- Double width driveway
- Separate dining room
- Fitted kitchen
- En-suite shower room/WC
- Enclosed rear garden with patio and lawned areas
- Integral single garage, (part converted to provide utility room)

Agents Notes

Tenure:- Freehold

Mains gas, (central heating to radiators), electricity & drainage

uPVC double glazing throughout

Council Tax:- Band D

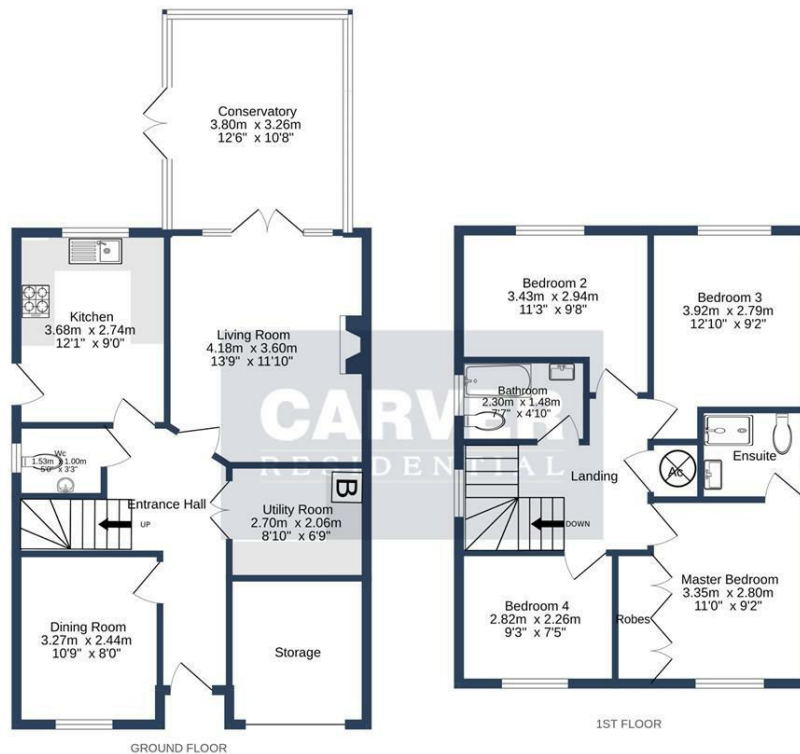
Local Authority:- Darlington Borough Council

Buyer(s) Identification Checks

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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. conservatory, garage)



JASMIN GROVE, SCHOOL AYCLIFFE, DL5 6GJ.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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

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MAB 6202



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14 Duke Street, Darlington
Co Durham, DL3 7AA
01325 357807
sales@carvergroup.co.uk

63 Dalton Way, Newton Aycliffe
Co Durham DL5 4NB
01325 320676
aycliffe@carvergroup.co.uk

41 Market Place, Richmond
North Yorkshire, DL10 4QL
01748 825317
richmond@carvergroup.co.uk

219 High Street, Northallerton
North Yorkshire DL7 8LW
01609 777710
northallerton@carvergroup.co.uk

www.carvergroup.co.uk