



CARVERS
SALES & LETTINGS

Cleveland Avenue
Darlington, DL3 7HG
Offers over £750,000

House - Detached



A truly exceptional detached home, rich in character and period charm, occupying a prime position on Cleveland Avenue in the highly desirable West End of Darlington.

Offering an impressive amount of space and versatility, this substantial family home is arranged over three floors and boasts three reception rooms, seven bedrooms, with the potential for further accommodation if required. It is a property that effortlessly combines grand proportions with the warmth and character of a much-loved period home.

From the moment you step inside, the sense of space and individuality is immediately apparent. Beautiful period features can be found throughout, adding elegance and distinction to the generous living accommodation. Whether you're looking for a superb family home, somewhere to entertain in style, or simply want the luxury of having space for everyone, this property offers an abundance of possibilities.

One of the real highlights is the stunning walled garden — a private and beautifully enclosed outdoor space that provides a wonderful oasis away from the everyday. With plenty of room for outdoor entertaining, relaxing or enjoying family life, it is a garden that is sure to make an impression.

The property also benefits from off-street parking and a double garage, adding further practicality to what is an undeniably special home.



- Large detached home
- Versatile accommodation
- Character features throughout
- Detached double garage
- Beautiful walled gardens
- Prime West End location
- Spacious rooms across three floors

GENERAL INFORMATION:

Tenure: Freehold

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

Local Authority: Darlington Borough Council (Tax Banding G)

The tree to the right of the property has Tree Preservation Order on.

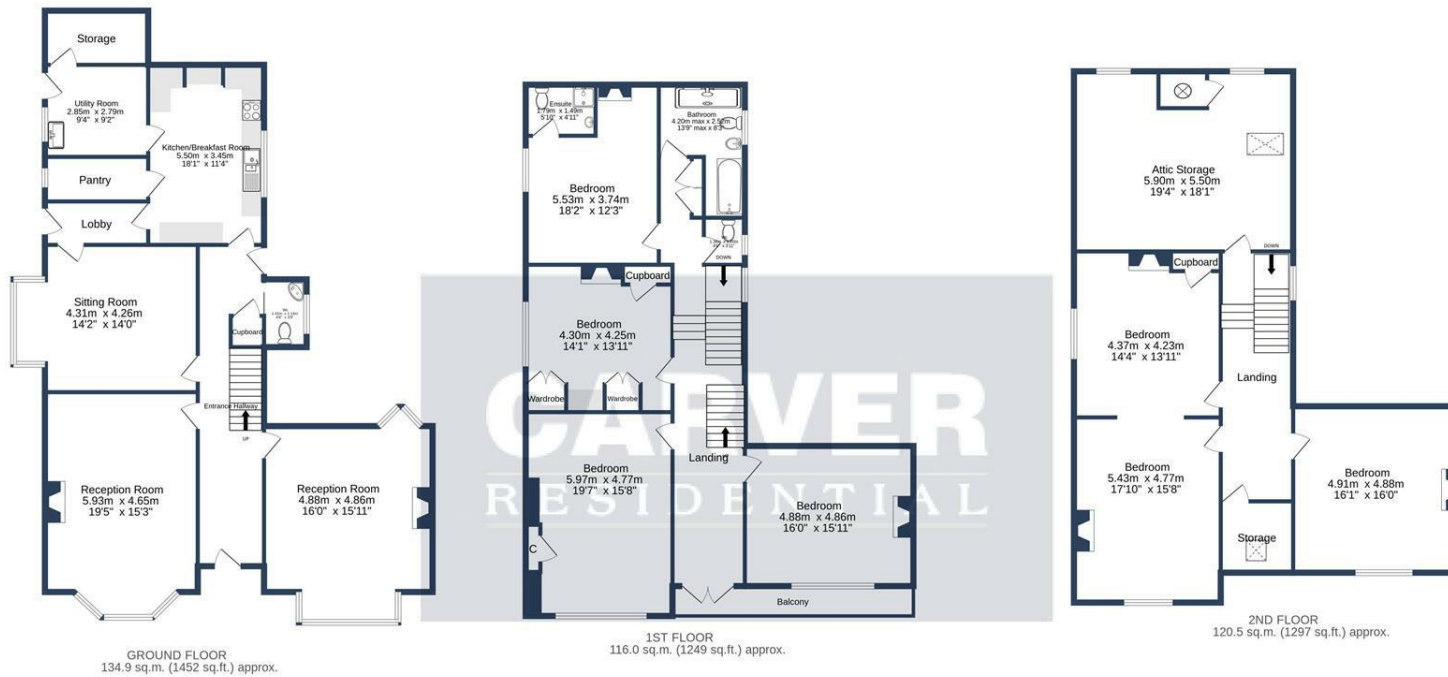
Property Size

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)

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.





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
4111.81 sq ft

CLEVELAND AVENUE, DARLINGTON. DL3 7HG.

TOTAL FLOOR AREA : 371.3 sq.m. (3997 sq.ft.) approx.

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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14 Duke Street, Darlington, County Durham, DL3 7AA

01325 357807

sales@carversproperty.co.uk