



**CARVER**  
RESIDENTIAL  
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Herriot Court  
Darlington, DL1 3RZ

**Offers over £260,000**

House - Detached  
4 Bedroom/s  
2 Bathroom/s

This wonderfully presented, extended family home comes to market ready to love! Located at the end of a quiet cul-de-sac location the four bedroom home wants for nothing and is sure to attract attention. Internal accommodation consists of a welcoming entrance hallway, living room leading to an expansive kitchen dining room. The extended portion of the ground floor includes a useful reception room and ground floor WC. The first floor holds four well sized bedrooms, the largest with en-suite shower room, and a family bathroom. Externally the property holds a pretty brick paved driveway to the front with an enclosed rear garden offering patio and lawned areas to enjoy. Finished to a great, modern standard this property is ready for its next owner and comes with the expected gas central heating and UPVC double glazing throughout. EPC rating D, Darlington Borough Council tax band D.





- Extended Detached Family Home
- Modern Kitchen Diner
- Two Bathrooms
- Modernised Interior
- Two Reception Rooms
- Four Bedrooms
- Private Rear Garden
- Off Street Parking

#### **GENERAL INFORMATION**

Tenure: Freehold

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

Double glazing

Local Authority: Darlington Borough Council (Tax Banding D)

#### **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.

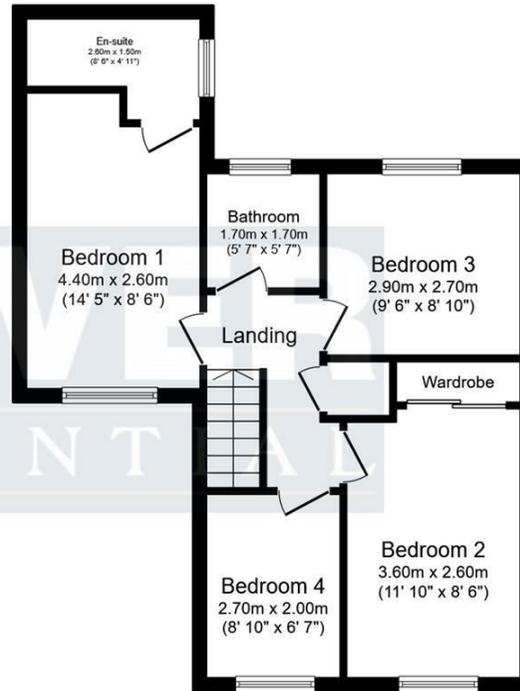
#### **Property Size**

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)



**Ground Floor**

Floor area 49.9 sq.m. (537 sq.ft.)



**First Floor**

Floor area 49.9 sq.m. (537 sq.ft.)

Total floor area: 99.7 sq.m. (1,074 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         | <b>81</b> |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  | <b>66</b>               |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |

Floor Area from EPC - 1108.00 sq ft

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MAB 6202



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