



# CARVERS

SALES & LETTINGS

Pierremont Gardens

Darlington, DL3 9PE

Offers in the region of £475,000

House - Detached



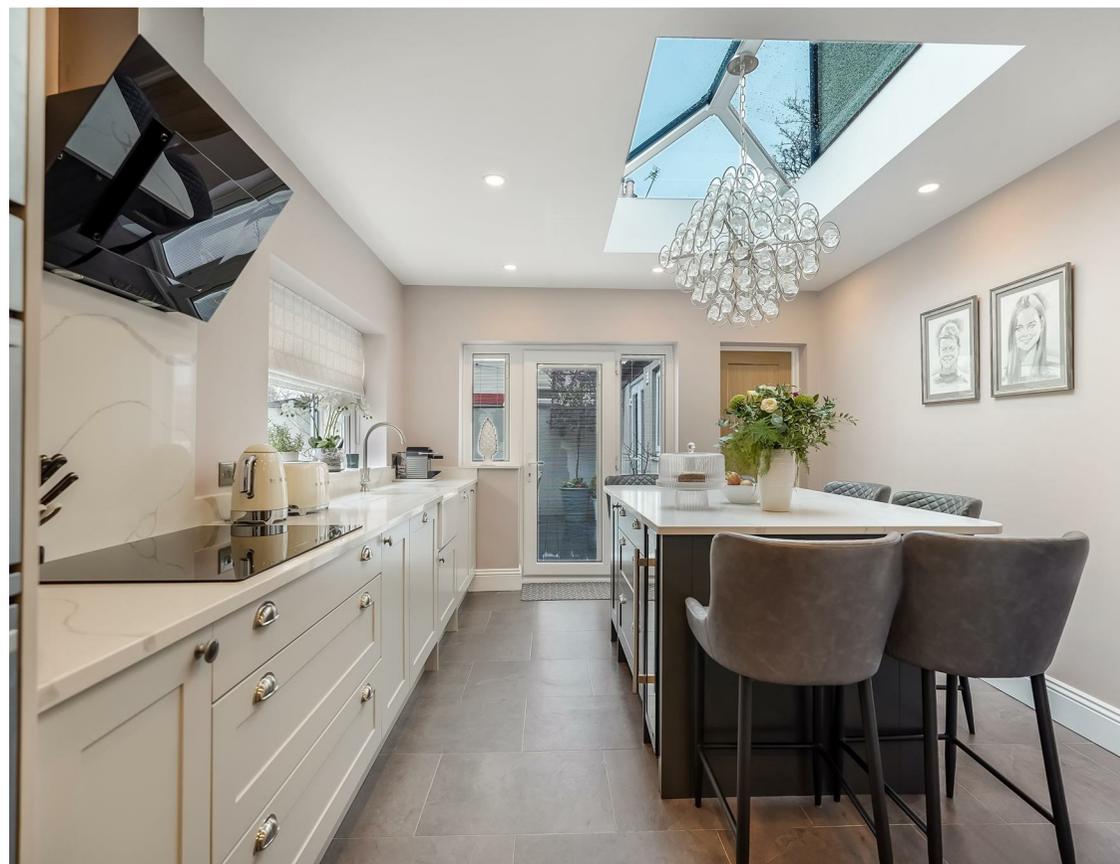
'The Manse' Pierremont Gardens is situated in the prime of West End Darlington. This stunning detached period home offers a perfect blend of character and modern living. The property has been thoughtfully transformed by its current owners, ensuring that every detail contributes to a visually captivating, superb family home.

As you enter, a gracious hall greets you-an inviting welcome to the rest of this fine property. The ground floor boasts two fabulous, large reception rooms, ideal for both entertaining and relaxing. The bespoke kitchen is a true highlight, featuring a central island, integrated appliances and elegant granite work surfaces. Additionally, a practical utility room and a versatile bedroom or home office complete the ground floor layout.

To the first floor, you will find four generously sized bedrooms, each offering ample space and comfort. The stunning bathroom, adds a touch of luxury to this exquisite home.

Outside, the property benefits from corner-sited, south-west facing gardens, perfect for enjoying the sunshine. A good size double driveway provides convenient parking for two vehicles.

Internal viewing is highly recommended to fully appreciate the charm and character that this fine home has to offer. Whether you are seeking a family home or a tranquil retreat, this property is sure to impress.



- Stunning 4/5 bedroomed detached property
- Highly regarded West End location, walking distance to schools
- Useful ground floor cloaks/wc & utility room
- Corner sited south/west facing gardens
- Presented to a high standard throughout
- Fabulous bespoke kitchen/diner with centre island
- Retaining charm and character throughout
- Double width driveway

#### GENERAL INFORMATION:

Tenure: Freehold

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

Double glazing

Local Authority: Darlington Borough Council (Tax Banding E)

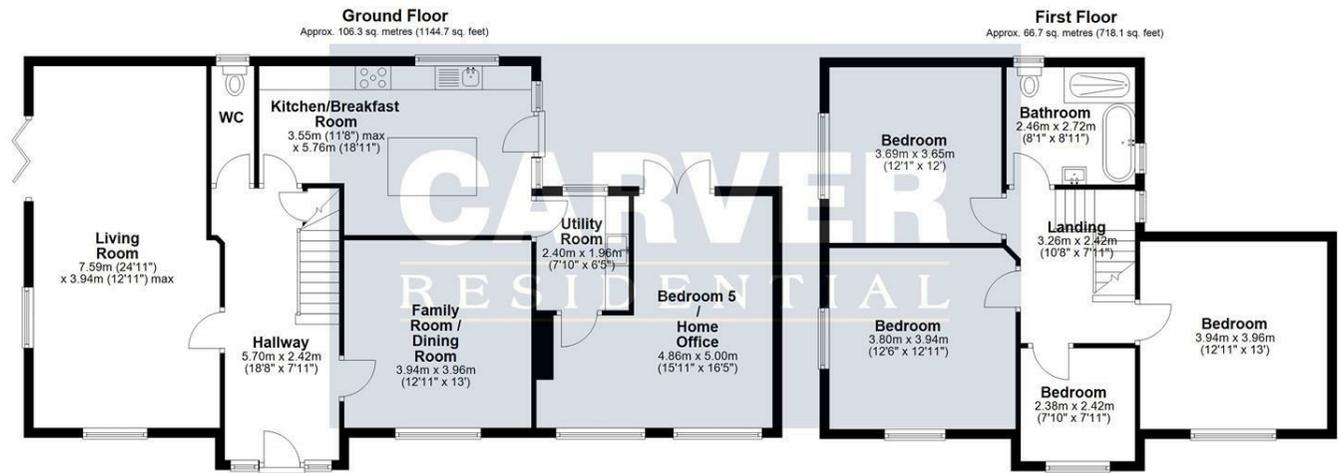
#### Buyers Identification Checks

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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. this may potentially exclude a conservatory and/or garage)





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Total area: approx. 173.1 sq. metres (1862.8 sq. feet)  
30 Pierremont Gardens, Darlington

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