



# CARVERS

SALES & LETTINGS

Neville Road  
Darlington, DL3 8NL  
Offers over £400,000

Bungalow - Detached



Nestled in the highly regarded West End of Darlington, this stunning matured bungalow on Neville Road offers a perfect blend of modern living and comfort. Spanning an impressive 1,557 square feet, this detached double fronted property boasts two spacious bedrooms, with easy potential for a third. There is a well appointed family bathroom and the master bedroom has a modern and bright ensuite with WC and shower. There is also a useful purpose built loft storage area of brick construction, with flooring lighting and a door.

Upon entering, you are greeted by a welcoming hall that sets a warm and inviting tone for the rest of the home. The layout features two generous reception rooms, providing ample space for relaxation and entertaining. The open plan kitchen and family room is a highlight, offering delightful views over the west-facing rear garden, perfect for enjoying the afternoon sun.

The property is equipped with gas central heating, double glazing, and an alarm system, ensuring both comfort and security. Additionally, cavity wall insulation contributes to energy efficiency, making this home as practical as it is beautiful. The large mature plot provides a sense of space and privacy, while the drive and tandem garage with storage and WC offers parking for several vehicles, a rare find in such a desirable location.

With great accessibility to the town centre with mix of culture , shops, restaurants, bars etc. and close proximity to well regarded schools within the West End, this bungalow is not only a lovely home but also a gateway to the amenities and attractions that Darlington has to offer.

In summary, this exceptional property on Neville Road presents a unique opportunity to acquire a modern, flexible living space in a sought-after area. Don't miss your chance to make this beautiful bungalow your new home.



- Stunning double fronted detached bungalow, situated within the central West End
- Flexible living accommodation appealing to families or those seeking single level living
- Extended to the rear
- Two reception rooms
- Open plan fitted kitchen/family room with integrated appliances
- Three bedrooms, master having en-suite/wc (bedroom 3 currently being used as a study)
- Private west facing rear garden, perfect for family play or enjoying the summer sun
- Driveway allowing off road parking leading to tandem garage with electric door, store & WC
- Walking distance to the town centre with mix of culture, shops, restaurants, bars etc.
- Bus stop locally

#### GENERAL INFORMATION:

Tenure: Freehold

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

Double glazing

Local Authority: Darlington Borough Council (Tax Banding E)

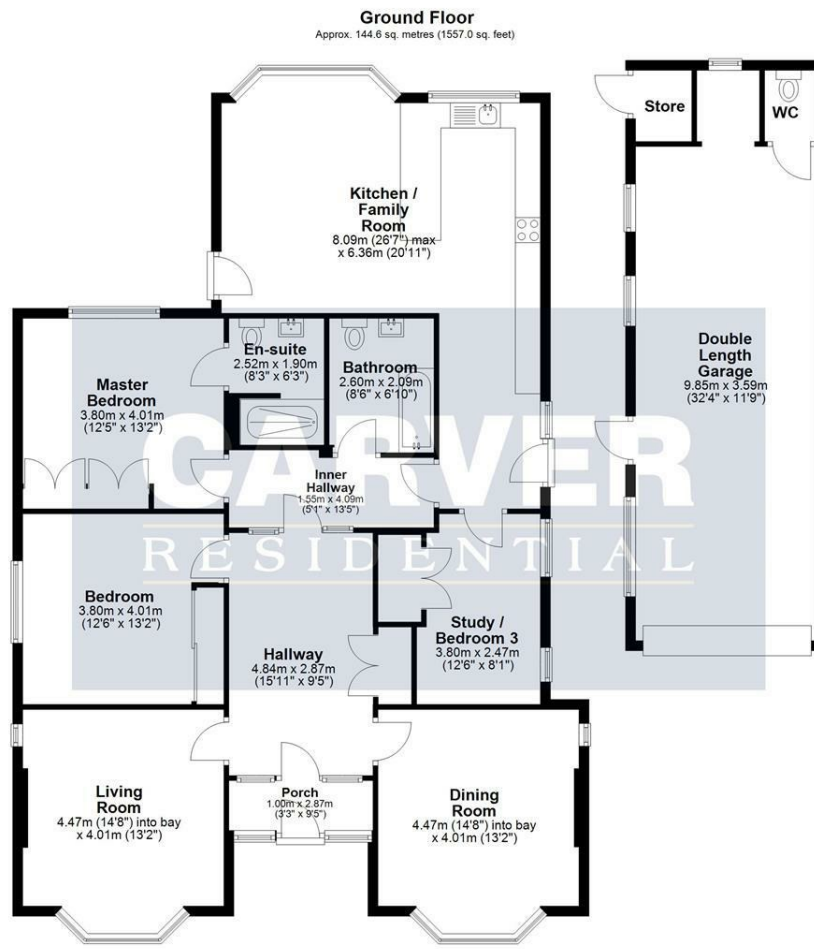
#### Buyers Identification Checks

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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, this property excludes the garage)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	68
(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

Property size taken from EPC  
1557.00 sq ft

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