CARVERS

SALES & LETTINGS

Gooseberry Grove

Darlington, DL1 3FN

Offers over £200,000

House - Semi-Detached

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Occupying a pleasant position on this popular modern development, this beautifully presented three-bedroom semi-detached home will appeal to a wide range of buyers, from first-time purchasers to growing families. Constructed as a modern freehold home and benefiting from contemporary styling throughout, the property offers spacious and well-planned accommodation finished to a show home standard.

the property benefits from the remainder of a 10 year NHBC guarantee.

The ground floor is centred around a generous lounge, providing an excellent space for relaxation and entertaining, while to the rear there is an impressive 20ft kitchen/dining room fitted with a range of integrated appliances and offering ample room for family dining and everyday living. A useful cloakroom/WC completes the ground floor accommodation.

To the first floor are three well-proportioned bedrooms, with the principal bedroom enjoying the added luxury of an en-suite shower room. The remaining bedrooms are served by a modern family bathroom.

Externally, the property stands within attractive lawned gardens to both the front and rear (south facing), creating ideal spaces for outdoor enjoyment. A driveway provides off-street parking and leads to a garage, adding further practicality to this excellent home.

Early viewing is highly recommended to appreciate the quality, space and convenient location this superb property has to offer.

- Beautifully presented to a show home standard
- Three good size bedrooms, en-suite to master
- 20 ft kitchen/dining room with integrated appliances
- Garage and driveway
- Well proportioned semi-detached house
- Good size lounge
- Lawned gardens front and rear (south facing)

GENERAL INFORMATION:

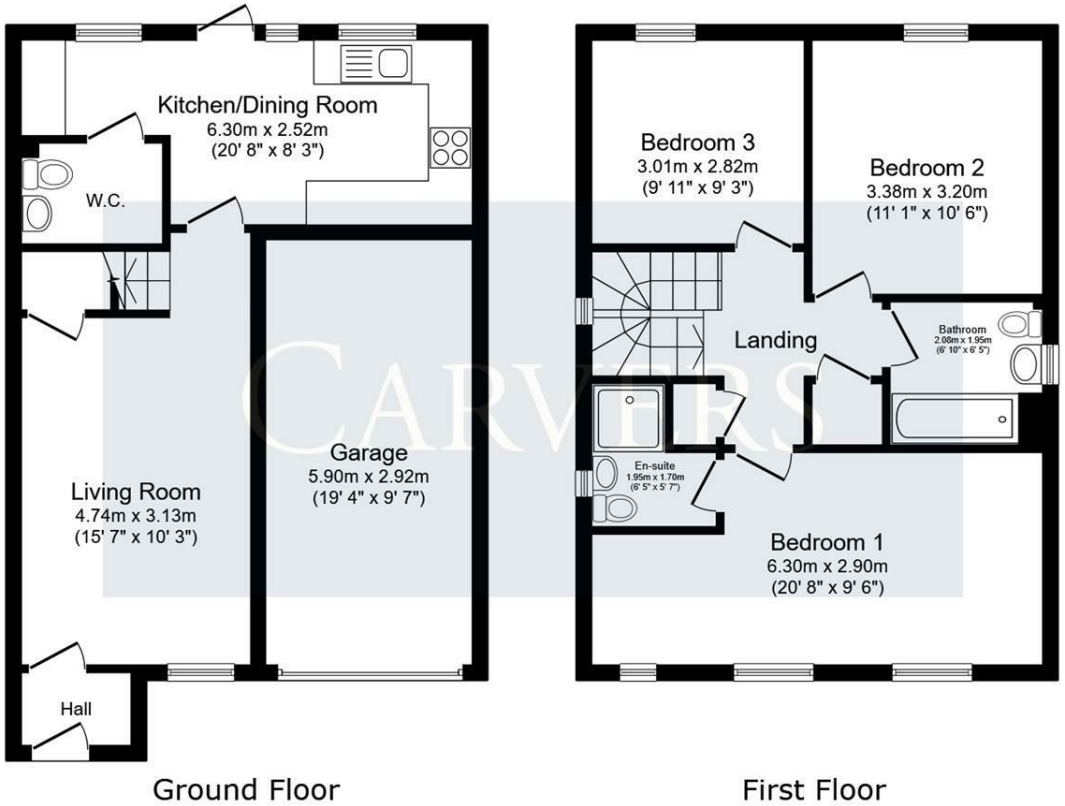
Tenure: Freehold
Services: gas central heating, mains electric, water and drainage.
Double glazing
Local Authority: Darlington Borough Council (Tax Banding C)
Note-There will be a "New Homes Levy" on this development. This is not in place yet but will be when the development is finished.

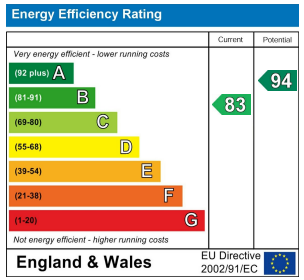
Buyers Identification Checks

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 e.g a conservatory and/or garage)





Property size taken from EPC
968.00 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

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