



CARVERS

SALES & LETTINGS

Sutton Close

Darlington, DL3 9XR

Offers in the region of £295,000

Bungalow - Detached



Nestled in a tranquil cul-de-sac in the desirable West End of Darlington, this impressive modern detached bungalow offers a perfect blend of comfort and style. With two spacious double bedrooms, one of which is currently utilised as a dining room, this home is designed to cater to a variety of living arrangements.

Upon entering, you are greeted by a welcoming hallway that leads to a generous living/diner, complete with a charming feature fireplace that adds warmth and character. The double doors open into a fully double glazed conservatory, providing an abundance of natural light and a lovely space to relax or entertain guests.

The property boasts a well-appointed shower room and a mature, established south-facing rear garden, ideal for enjoying sunny afternoons or hosting gatherings. Additionally, the bungalow features a driveway that accommodates parking for several vehicles along with a garage for extra storage.

This delightful bungalow is perfect for those seeking a peaceful yet convenient lifestyle, with all the amenities of Mowden shopping facilities. just a short distance away. Whether you are looking to downsize or simply want a comfortable home in a quiet setting, this property is sure to impress. Don't miss the opportunity to make this charming bungalow your own.



- No onward chain
- Quiet cul-de-sac
- Fully double glazed conservatory
- Two double bedrooms
- Well placed for ease of access to Mowden shopping facilities
- Popular West End location
- Extended to the rear
- Large living/dining room
- Driveway allowing off road parking leading to garage

GENERAL INFORMATION

Tenure: Freehold

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

Double glazing

Local Authority: Darlington Borough Council (Tax Banding C)

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.

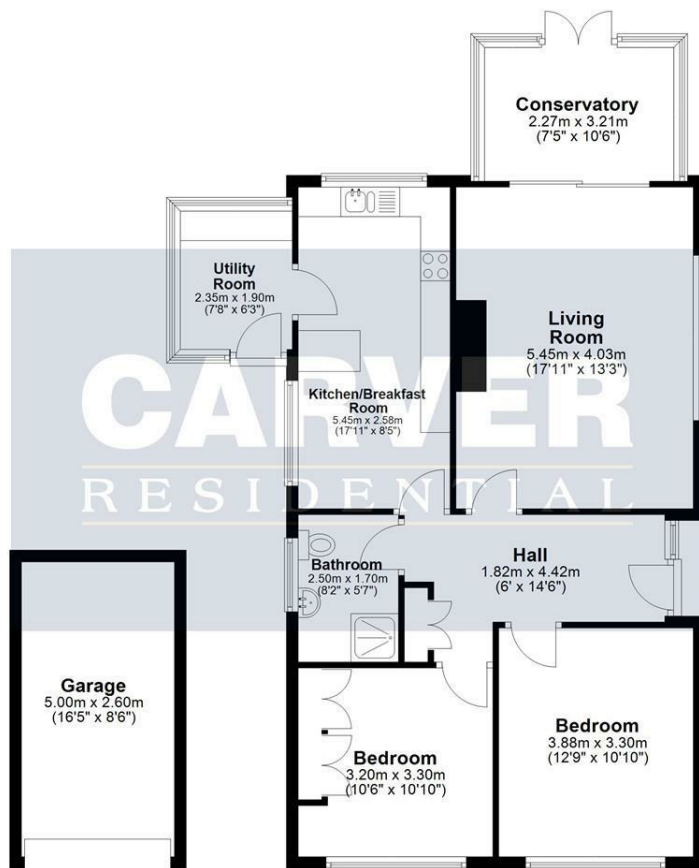
Property Size

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

Approx. 100.4 sq. metres (1081.0 sq. feet)



Total area: approx. 100.4 sq. metres (1081.0 sq. feet)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	60	
(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
796.00 sq ft

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