



# CARVERS

SALES & LETTINGS

Netherby Rise

Darlington, DL3 8SE

Offers in the region of £355,000

House - Detached



Located in the prestigious West End of Darlington, this impressive modern detached house on Netherby Rise offers a perfect blend of comfort and style, making it an ideal family home. Situated in a tranquil cul-de-sac, the property is conveniently located within walking distance of well-regarded schools, ensuring that educational needs are easily met.

This extended residence boasts two large reception rooms, and four spacious bedrooms, providing ample space for family living. The two well-appointed bathrooms add to the convenience of this delightful home, catering to the needs of a busy family.

The property features a west-facing rear garden, which is perfect for enjoying the afternoon sun, making it an ideal spot for outdoor gatherings or simply unwinding after a long day. Additionally, the large block paved driveway, allowing additional parking and garage offer plenty of parking space, ensuring that you and your guests can come and go with ease.

Internal viewing is highly recommended to truly appreciate the quality and charm of this fine home. With its modern design and family-friendly layout, this property is sure to meet all your needs and more. Don't miss the opportunity to make this wonderful house your new home.



- Impressive detached family home
- Well regarded West End location
- Walking distance excellent schools
- Spacious interior
- Four double bedrooms
- Extended to the rear
- Large kitchen/breakfast room with integrated appliances
- En-suite off master bedroom
- Large driveway leading to garage
- West facing private rear garden

#### 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

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.

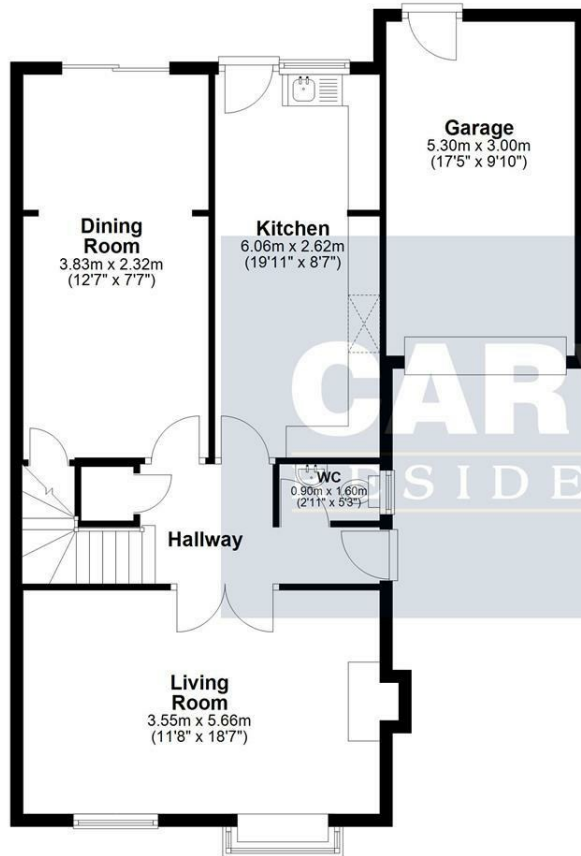
#### Property Size

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)



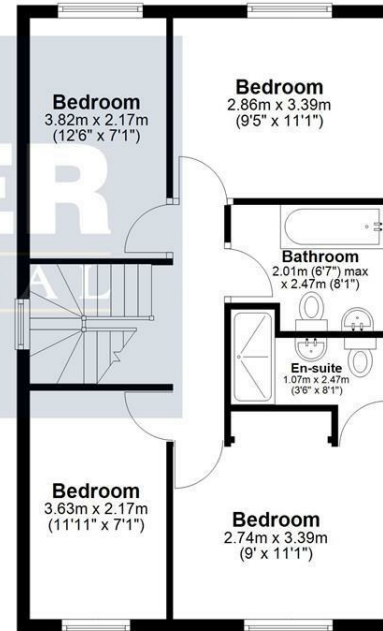
### Ground Floor

Approx. 80.6 sq. metres (867.8 sq. feet)



### First Floor

Approx. 54.0 sq. metres (581.0 sq. feet)



Total area: approx. 134.6 sq. metres (1448.8 sq. feet)  
**6 Netherby Rise, Darlington**

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>		
(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 sq ft

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Your home may be repossessed if you do not keep up repayments on your mortgage.  
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.  
The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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