



CARVERS

SALES & LETTINGS

Skerne Studios

Weir Street, Darlington, DL1 1QN

Offers in the region of £275,000

House - Terraced



Skerne Studios is an exclusive gated development of just five individually designed homes, and no. 4 is a truly distinctive property that combines character, space and fabulous contemporary living in a setting and style that is rarely available.

The centrepiece of the home is an exceptional large open plan living space that immediately impresses with its dramatic vaulted ceiling, magnificent exposed ceiling beams and abundance of natural light. Beautiful wood flooring flows throughout, whilst the feature fireplace provides a welcoming focal point. Double doors open onto a balcony overlooking the River Skerne, creating a wonderful place to sit and enjoy the peaceful surroundings.

The kitchen has been thoughtfully designed to complement the living space, featuring an excellent range of quality floor and wall units, integrated appliances and a substantial island, making it equally suited to everyday living and entertaining.

The accommodation offers a ground floor bedroom with its own en-suite shower room, whilst above, an outstanding mezzanine level provides a second bedroom that enjoys an open aspect across the living area below. This unique space has a character all of its own, together with a separate W.C. and a Juliet balcony that further enhances the feeling of light and space.

Outside, the development enjoys attractive communal gardens, and the property benefits from two allocated parking spaces.

Skerne Studios offers something genuinely different. The combination of striking architecture, vaulted interiors, riverside outlook and the exclusivity of a development of only five homes creates a property that is as individual as it is memorable.



- Truly distinctive home combining character space and natural light
- Exceptional large open plan living room with vaulted ceiling and beams
- Stunning kitchen with integrated appliances and island unit
- Outstanding mezzanine offers a second bedroom overlooking the lounge
- Communal gardens, gated entrance and designated parking for two vehicles
- Contemporary living in a setting and style rarely available
- Beautiful oak wood floor and a feature fireplace
- Bedroom downstairs with en-suite
- Balcony overlooking the river

GENERAL INFORMATION:

Tenure: Freehold

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

Double glazing

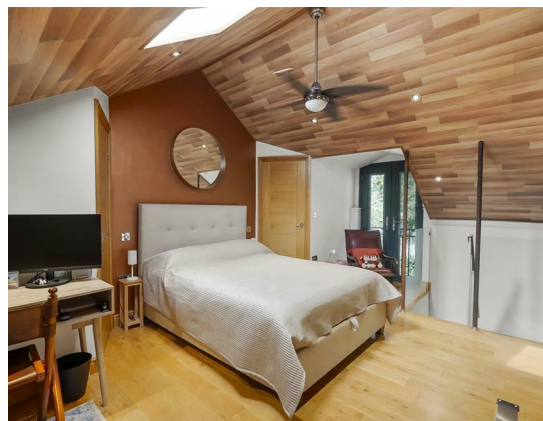
Local Authority: Darlington Borough Council (Tax Banding A)

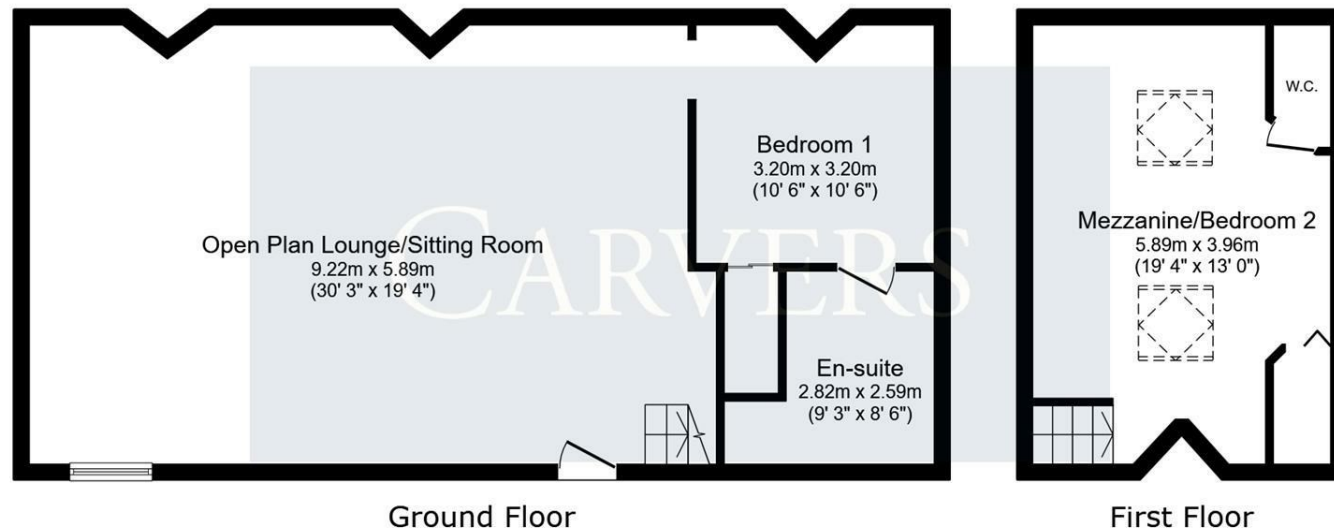
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Property Size

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 e.g. a conservatory and/or garage)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	59	59
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Property size taken from EPC
667.00 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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