

CARVERS

SALES & LETTINGS

# Dorset Drive

Darlington, DL1 2LH

Offers in the region of £199,950

Bungalow - Dormer Semi Detached

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A deceptively spacious, extended and completely refurbished semi-detached dormer bungalow, offering beautifully appointed and versatile accommodation, together with a superb rear garden, large driveway and garage.

Occupying a pleasant position within a small cul-de-sac, this impressive dormer bungalow has undergone a comprehensive programme of refurbishment and extension to create a stylish and exceptionally well-presented home, offering flexible accommodation ideally suited to a variety of buyers.

The ground floor accommodation begins with an entrance hallway leading to a comfortable lounge, with stairs providing access to the first floor. A particular feature of the property is the superb 29ft kitchen/breakfast/dining room, which has been beautifully refitted with a most attractive range of wall and floor units, integrated appliances and UPVC double-glazed French doors opening directly onto the rear garden. This wonderful space provides an ideal setting for everyday living and entertaining.

Also on the ground floor is a good-sized bedroom, complete with sliding door wardrobes, together with a beautifully refitted shower room/WC, fitted with an attractive white suite and a generous double shower cubicle.

To the first floor is a further well-proportioned 21 ft. bedroom, offering additional flexibility to suit requirements.

Externally, the property enjoys a fabulous, particularly large and low-maintenance rear garden, incorporating a covered sitting area, providing an excellent space for outdoor relaxation and entertaining. The garden is also not directly overlooked, adding to the sense of privacy and enjoyment.

A very large driveway provides extensive off-street parking and leads to a garage, which has limited vehicular access.

An outstanding opportunity to acquire a stylishly refurbished and extended dormer bungalow, offering versatile accommodation, an impressive 29ft kitchen/dining room and a superb private rear garden, all within a pleasant cul-de-sac.









- Deceptive very well proportioned dormer bungalow
- Hallway and good size lounge
- Beautifully refitted shower room with large shower cubicle
- Large 21 ft bedroom upstairs
- Garage (limited vehicle access) and very large driveway
- Completely refubished extended accommodation
- Superb 29 ft refitted kitchen/breakfast/dining room with integrated appliances
- Bedroom with sliding door wardrobes
- Fabulous large rear not overlooked with pleasant covered sitting area



## GENERAL INFORMATION:

Tenure: Freehold
Services: Gas central heating, mains electric, water and drainage.
Double glazing.
Local Authority: Darlington Borough Council (Tax Banding B)

## Buyers Identification Checks

Should a purchaser(s) have an offer accepted on a property marketed by Carvers 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

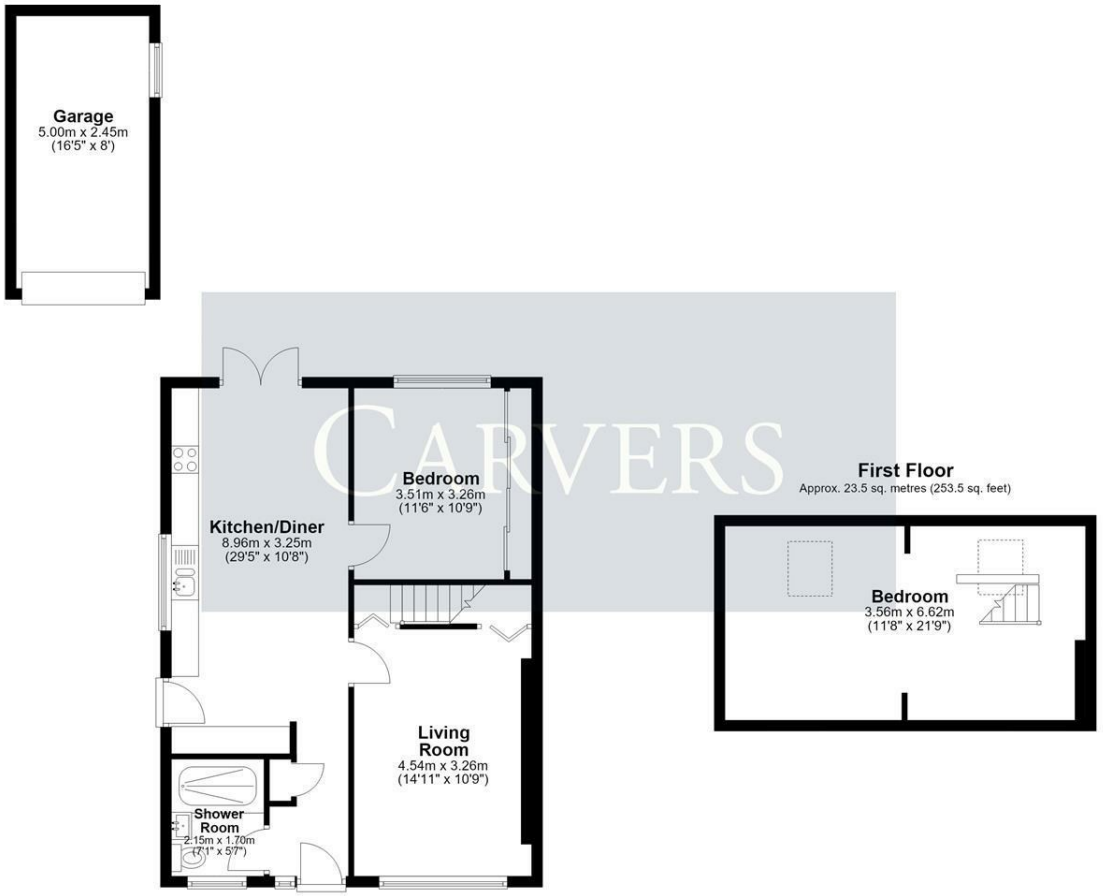
Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. this may potentially exclude e.g a conservatory and/or garage)





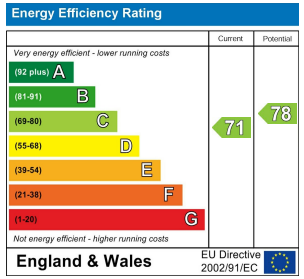


## Ground Floor
Approx. 71.5 sq. metres (770.0 sq. feet)




Total area: approx. 95.1 sq. metres (1023.5 sq. feet)

**4 Dorset Drive, Darlington**




Property size taken from EPC
904.00 sq ft





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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