



**CARVERS**  
SALES & LETTINGS

Cardinal Gardens  
Darlington, DL3 8SD  
Price £495,000

House - Detached



Occupying a superb position at the head of a small and exclusive cul-de-sac within one of Darlington's most sought-after West End developments, this outstanding five-bedroom detached family home offers substantial and beautifully presented accommodation, perfectly suited to modern family living.

Significantly extended and improved by the current owners, the property is centred around a truly impressive open-plan sitting, family and garden room. This stunning space provides the heart of the home, featuring an abundance of natural light and ample room for both everyday family life and entertaining on a grand scale, with attractive views over the gardens. There is a lovely kitchen with integrated appliances and a large dining room or lounge. A separate w.c., good size utility room/workshop further compliment the downstairs accommodation.

The spacious and versatile accommodation extends throughout the property, offering five well-proportioned bedrooms, the master with an en-suite and there is a family bathroom, together with generous reception space, creates a home that can easily adapt to the needs of a growing family.

A particular feature of this exceptional home is the remarkable plot on which it stands. Beautifully maintained gardens wrap around the front, side and rear, providing extensive outdoor space, a high degree of privacy and delightful areas for relaxation and recreation including a good size summerhouse. The mature setting enhances the sense of exclusivity and makes this one of the finest plots within the development.

Rarely do properties of this size, quality and setting come to the market. Early viewing is highly recommended to fully appreciate the space, position and lifestyle opportunities offered by this outstanding family home.



- Stunning substantial extended detached family home
- Lovely large plot with mature gardens
- Superbly appointed accommodation on a small cul de sac
- Beautiful big sitting/family/garden room overlooking the fabulous garden
- Refitted kitchen with integrated appliances
- Hallway and separate w.c.
- 5 good size bedrooms en-suite to master
- Garage driveway and workshop

#### GENERAL INFORMATION:

Tenure: Freehold

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

Double glazing

Local Authority: Darlington Borough Council (Tax Banding F)

Please note that there are tree preservation orders that effect the property

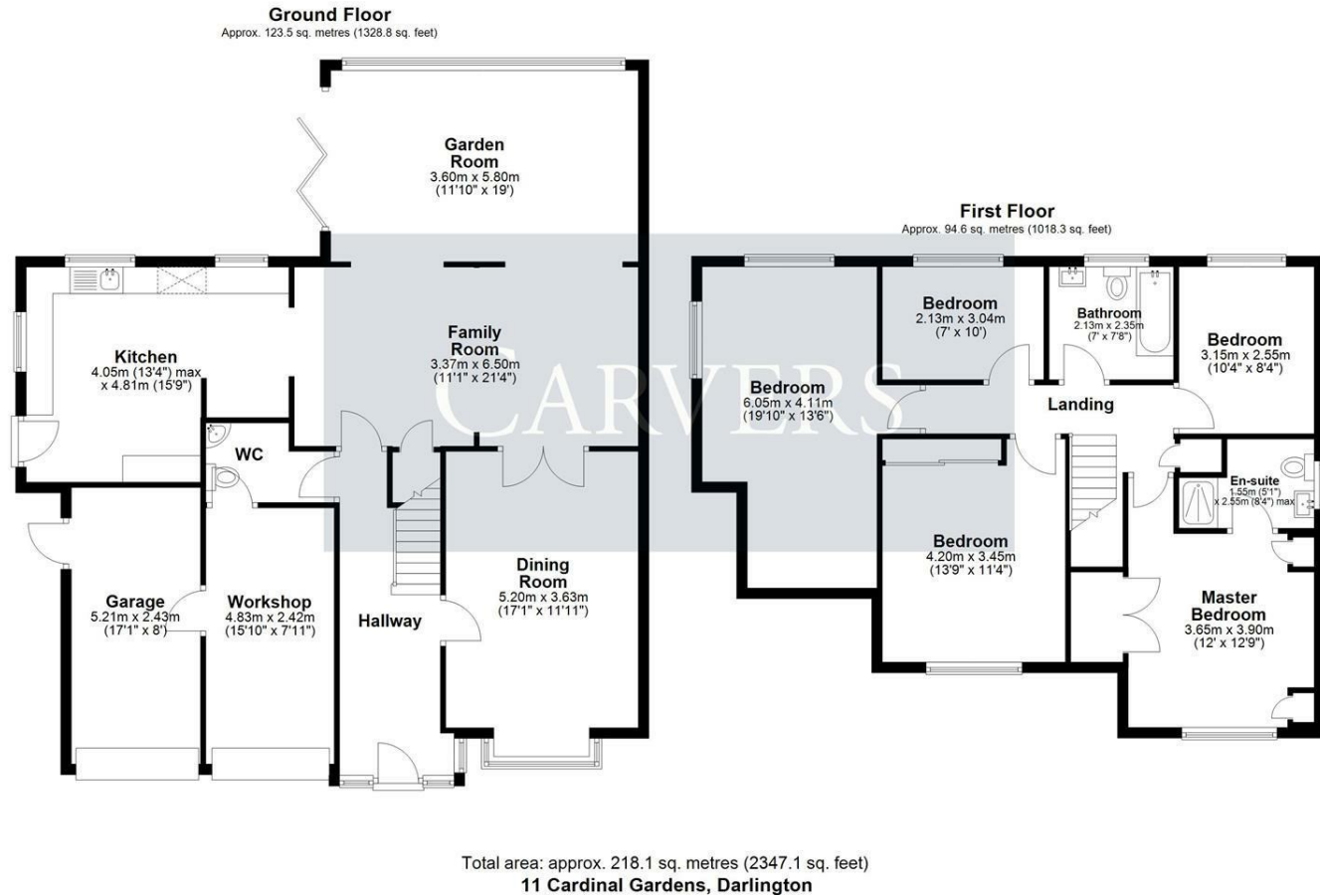
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#### Property Size

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) <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  
1959.00 sq ft

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 There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.  
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