



**CARVERS**  
SALES & LETTINGS

Thomas Sopwith Way

Darlington, DL2 2ZL

Offers in the region of £360,000

House - Detached



Situated within the highly sought-after West Park development, this impressive four-bedroom detached residence offers stylish, modern living perfectly suited to family life.

Built as part of this well-regarded, contemporary community, known for its green spaces, amenities and award-winning design, the property enjoys a pleasant setting with excellent access to local schools, shops and transport links.

The accommodation is both spacious and versatile, with the standout feature being the superb open-plan kitchen/breakfast/family room. Designed very much with modern lifestyles in mind, this impressive space forms the heart of the home, ideal for everyday living as well as entertaining featuring ample dining and seating areas and bi-fold door opening out to the views over the rear garden.

A welcoming entrance hall leads through to a generous lounge, while additional ground floor space offers flexibility for a study, playroom or formal dining room, depending on requirements. A useful utility room and ground floor WC complete the downstairs layout.

To the first floor, there are four well-proportioned bedrooms, the master benefiting from a stylish en-suite shower room. The remaining bedrooms are served by a contemporary family bathroom, all finished to a high standard in keeping with the rest of the home.

Externally, the property occupies a pleasant plot with a well-maintained rear garden providing an ideal space for outdoor relaxation and family enjoyment. A tandem driveway provides off-street parking and leads to a garage.

Overall, this is a fantastic opportunity to acquire a modern, turn-key family home within one of Darlington's most desirable residential developments, where properties of this style and size continue to prove highly popular.



- Fabulous detached family home
- Flexible well proportioned accommodation
- Four double bedrooms en-suite to master
- Lovely large 30 ft. kitchen/breakfast/family room
- Lounge and good size sitting room/study
- Utility room and downstairs w.c.
- Gardens front and rear garage and tandem driveway

#### GENERAL INFORMATION:

Tenure: Freehold

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

Double glazing

Local Authority: Darlington Borough Council (Tax Banding E)

West Park Levy Charge: £207.61 annually as of 1.2.26-31.1.27

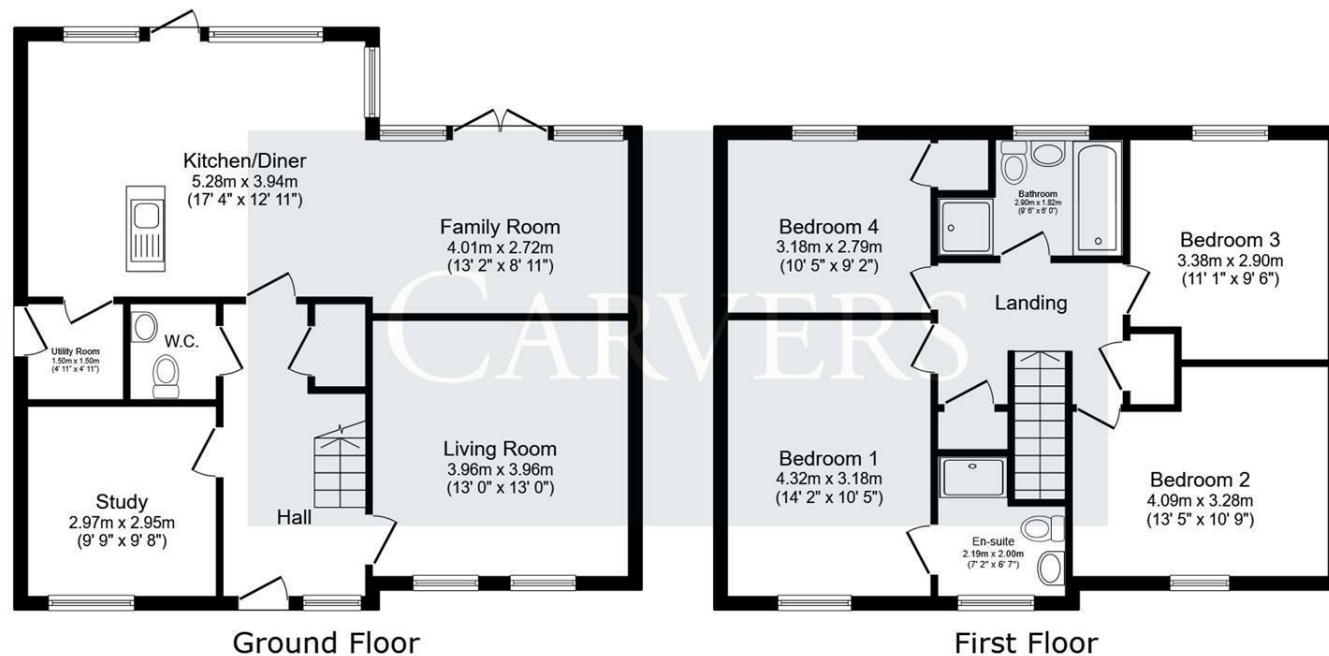
#### Buyers Identification Checks

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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>                          |         | 92                      |
| (81-91) <b>B</b>                            | 84      |                         |
| (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  
1517.00 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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