



CARVERS
SALES & LETTINGS

Oriel Court
Darlington, DL1 2YE
Offers in the region of £295,000

House - Detached



A stunning example of a detached five-bedroom family home, peacefully tucked away in a quiet cul-de-sac yet just a stone's throw from Darlington town centre. Lovingly maintained and thoughtfully extended by the current owners over the years, the property offers generous and versatile living accommodation, ideal for modern family life.

Externally, the property benefits from ample off-street parking and a useful integral garage, while to the rear is a fantastic south-facing garden with open views beyond. A generous patio area provides the perfect space for outdoor dining and entertaining, with the garden offering plenty of room for families to enjoy.

The location combines the peace of a residential setting with excellent convenience, being within easy reach of the town centre and its wide range of shops, restaurants and amenities.

A fantastic family home offering generous accommodation, excellent outdoor space and a highly convenient location.



- Stunning detached five-bedroom family home
- Lovingly maintained and thoughtfully extended
- Ample off-street parking and useful garage
- Peaceful cul-de-sac location
- Generous south-facing garden with open views

GENERAL INFORMATION:

Tenure: Freehold

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

Double glazing

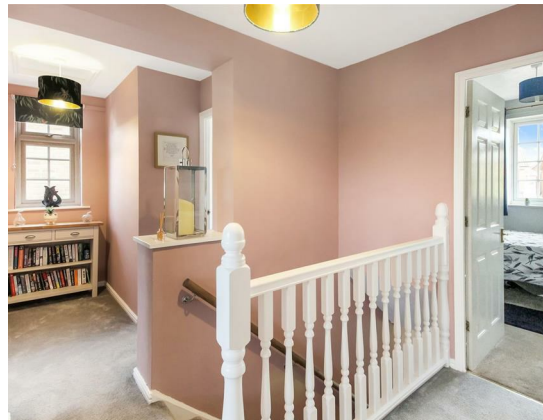
Local Authority: Darlington Borough Council (Tax Banding C)

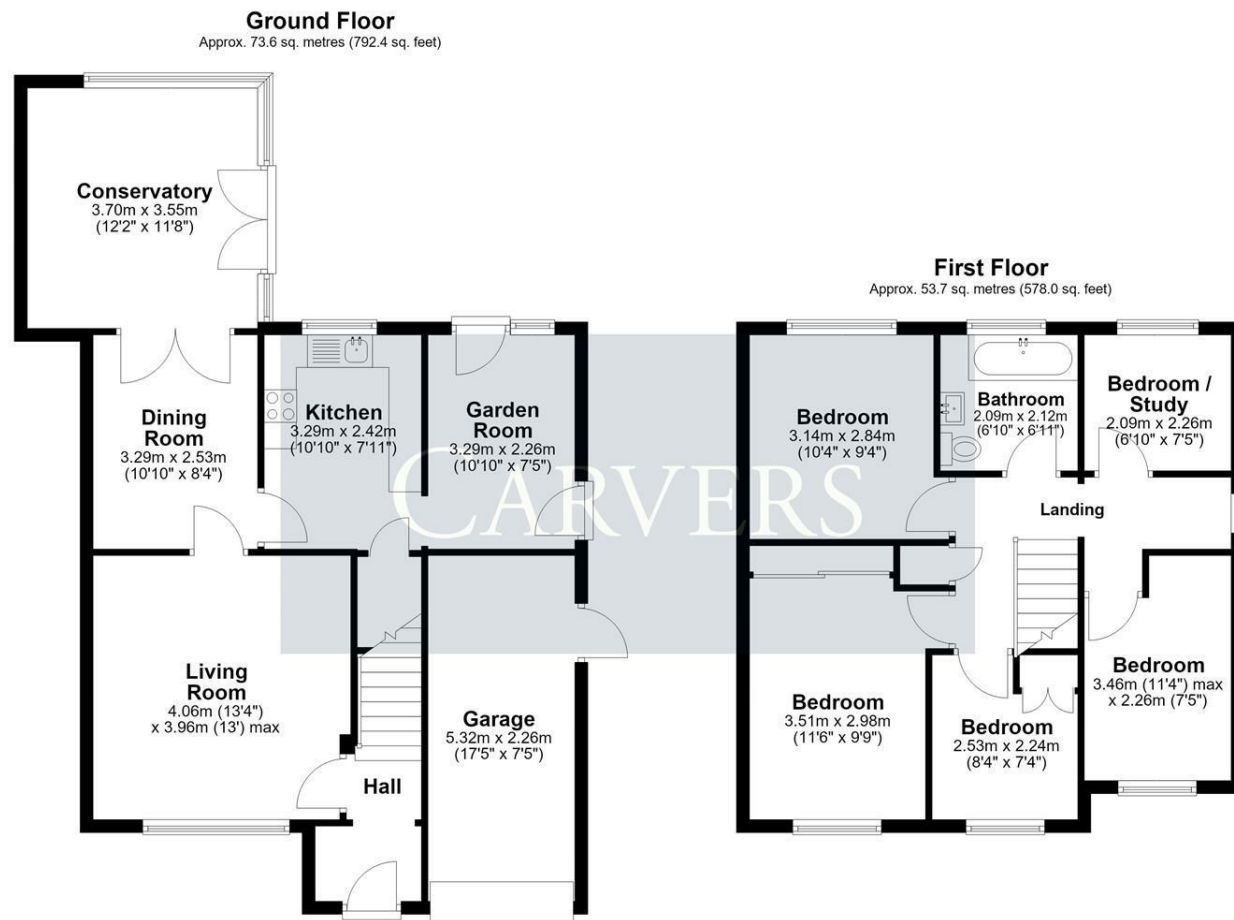
Buyers Identification Checks

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)





Total area: approx. 127.3 sq. metres (1370.4 sq. feet)
12 Oriel Court, Darlington

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

Property size taken from EPC
1065.00 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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