



**CARVERS**  
SALES & LETTINGS

Lauriston Close  
Darlington, DL3 8TU  
Price £580,000

Bungalow - Detached



5

3

2

## Luxury at Lauriston....

Occupying a substantial plot at the head of the quiet and peaceful Lauriston close cul-de-sac in Darlington's West End, this exceptional four to five bedroom detached bungalow offers an enviable blend of space, privacy, and modern living.

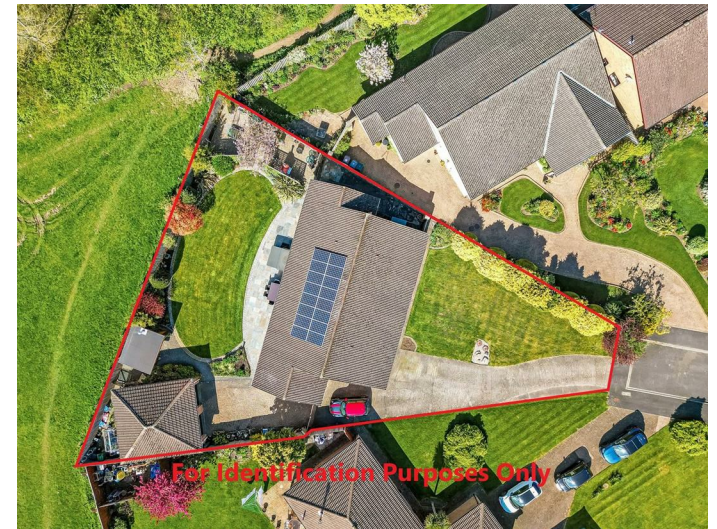
The heart of the home is the very impressive open-plan kitchen, dining, and family area—perfectly designed for both everyday life and entertaining—complemented by a very generously proportioned living room.

Two of the bedrooms benefit from well-appointed en-suite facilities, The master of which being opulent and spacious providing added comfort and flexibility for family living. There are 2 further bedrooms (and home gym room) on offer, however the home gym room has plumbing accessible and could be used to create a family bathroom if preferred.

Externally, the property is equally impressive, with beautifully landscaped gardens creating a tranquil outdoor haven. A standout feature is the superb summer house, complete with its own bar—ideal for socialising and making the most of the outdoor space.

To the front, a HUGE driveway, enough space for a fleet of vehicles leading to large double wooden gates and beyond to the double garage.

If you are in the market for a very generously sized Bungalow in an amazing and popular location, then pick up the phone today... This one is a must see!



- LARGE detached Bungalow
- Large family living space, plus further open plan family area
- 4 to 5 Bedrooms
- Further bedroom with ensuite
- Beautiful, private rear garden complete with outdoor bar/party room
- Peaceful and quiet cul-de-sac location
- Open plan kitchen / dining / living
- Master suite with large ensuite
- Large driveway leading to double garage
- Popular, quiet location close to local amenities, dog walks and superb schools

#### GENERAL INFORMATION:

Tenure: Freehold

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

Double glazing

Local Authority: Darlington Borough Council (Tax Banding F)

#### Buyers Identification Checks

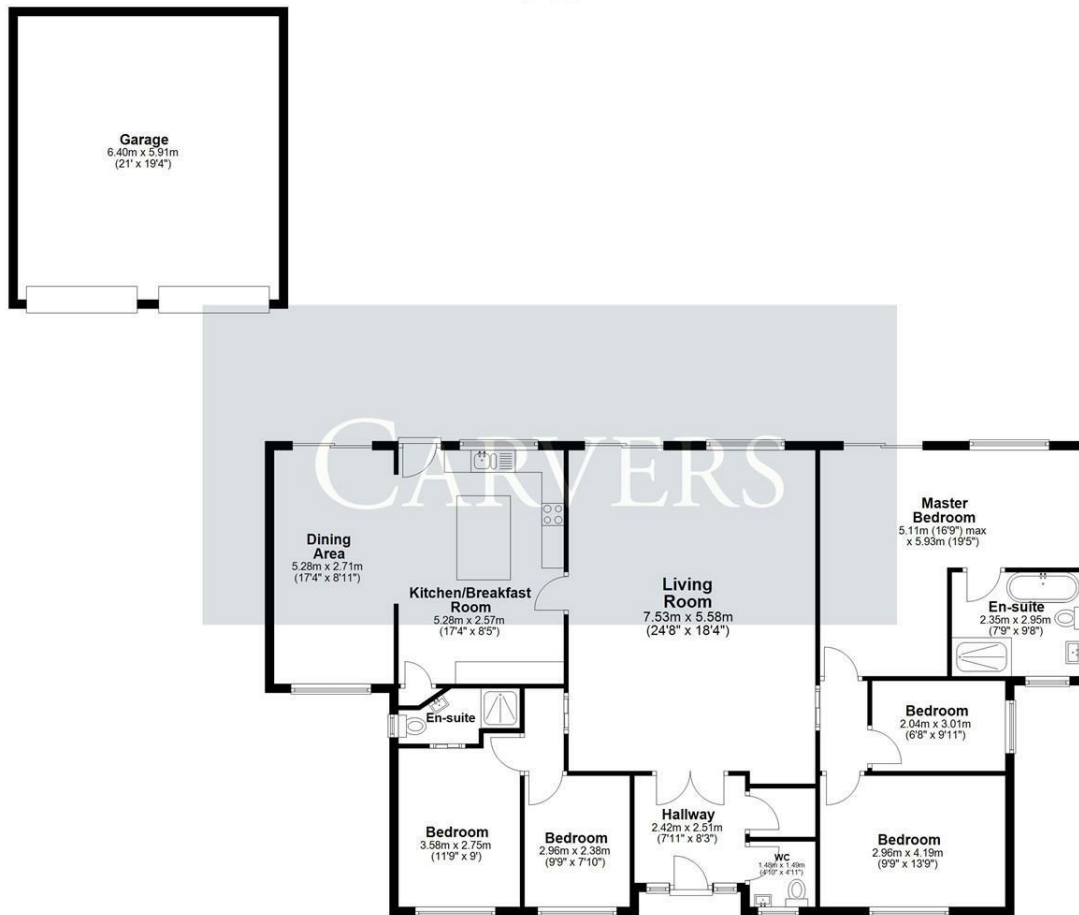
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#### Property Size

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)



**Ground Floor**  
Approx. 192.6 sq. metres (2072.9 sq. feet)  
(excluding WC)



Total area: approx. 192.6 sq. metres (2072.9 sq. feet)  
8 Lauriston Close, Darlington

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>	76	87
(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  
1732.00 sq ft

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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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