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Charnwood Drive  
Faverdale, Darlington, DL3 0EG

**Offers in the region of £375,000**

House - Detached  
4 Bedroom/s  
2 Bathroom/s

This impressive, good-sized modern detached home has been thoughtfully refurbished throughout to provide stylish, move-in-ready accommodation ideally suited to contemporary family living.

At the heart of the property is a stunning open-plan refitted kitchen/dining/family room, designed as a true social space. Finished with modern units, quality fittings, integrated appliances and ample work surfaces, it offers plenty of room for cooking, dining and relaxing, with an easy flow that is perfect for both everyday life and entertaining. There is a lovely long with fireplace and bay window, a study and a utility room with a door through to the garage and there is a separate w.c.

The home offers four well-proportioned bedrooms, all benefitting from fitted wardrobes, providing excellent storage. The principal bedroom enjoys the advantage of a refitted en-suite shower room, while the remaining bedrooms are served by a beautifully refitted family shower room, finished to a high standard with modern fixtures and fittings.

Externally, the property continues to impress with a double garage and driveway parking, along with lovely gardens that complement the home and provide outdoor space for families and entertaining.

The property also has solar panels.





- Fabulous refurbished detached family home
- Lovely lounge with fireplace and bay
- Utility room and separate w.c.
- 26 ft. refitted kitchen/dining/family room
- Four bedrooms all with wardrobes refitted en-suite to master
- Pleasant gardens, good size patio double garage and double driveway

#### GENERAL INFORMATION:

Tenure: Freehold

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

UPVC double glazing

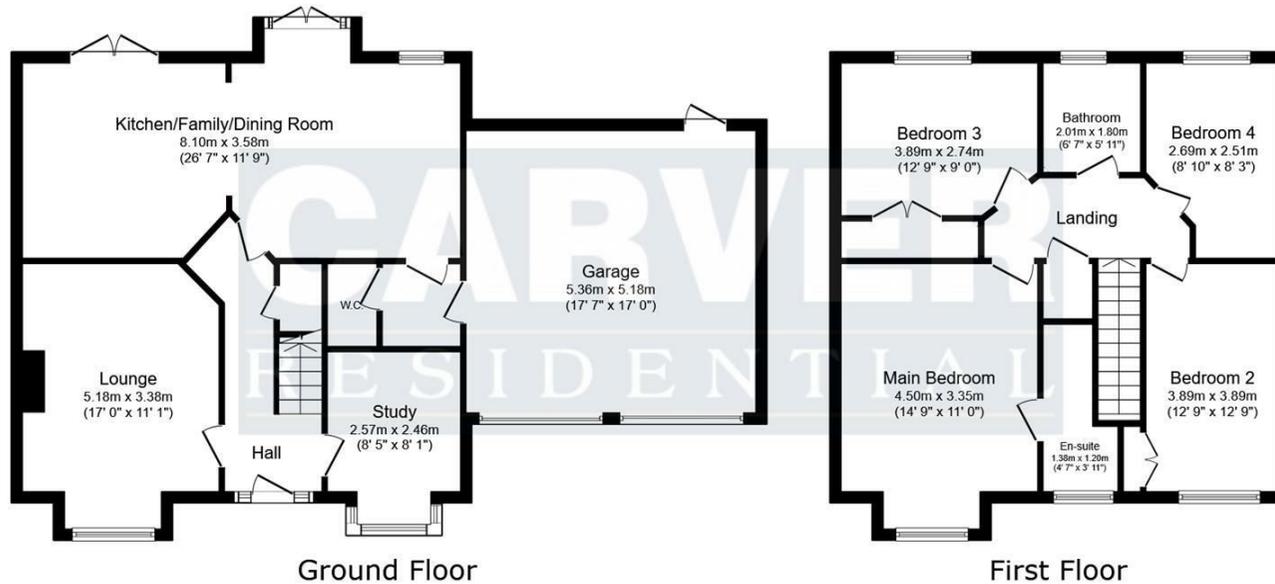
Local Authority: Darlington Borough Council (Tax banding E)

#### Buyers Identification Checks

Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential 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 a conservatory and/or garage)



Energy Efficiency Rating		
	Current	Potential
Vary energy efficient - lower running costs		
(92 plus) <b>A</b>	91	93
(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	

Floor Area from EPC - 1539.00 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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