



Nestled in a tranquil cul-de-sac in the desirable West End of Darlington, this impressive modern detached bungalow offers a perfect blend of comfort and style. With two spacious double bedrooms, one of which is currently utilised as a dining room, this home is designed to cater to a variety of living arrangements.

Upon entering, you are greeted by a welcoming hallway that leads to a generous living/diner, complete with a charming feature fireplace that adds warmth and character. The double doors open into a fully double glazed conservatory, providing an abundance of natural light and a lovely space to relax or entertain guests.

The property boasts a well-appointed shower room and a mature, established south-facing rear garden, ideal for enjoying sunny afternoons or hosting gatherings. Additionally, the bungalow features a driveway that accommodates parking for several vehicles along with a garage for extra storage.

This delightful bungalow is perfect for those seeking a peaceful yet convenient lifestyle, with all the amenities of Mowden shopping facilities. just a short distance away. Whether you are looking to downsize or simply want a comfortable home in a quiet setting, this property is sure to impress. Don't miss the opportunity to make this charming bungalow your own.





- No onward chain
- Quiet cul-de-sac
- Fully double glazed conservatory
- Two double bedrooms
- Well placed for ease of access to Mowden shopping facilities
- Popular West End location
- Extended to the rear
- Large living/dining room
- Driveway allowing off road parking leading to garage

GENERAL INFORMATION

Tenure: Freehold

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

Double glazing

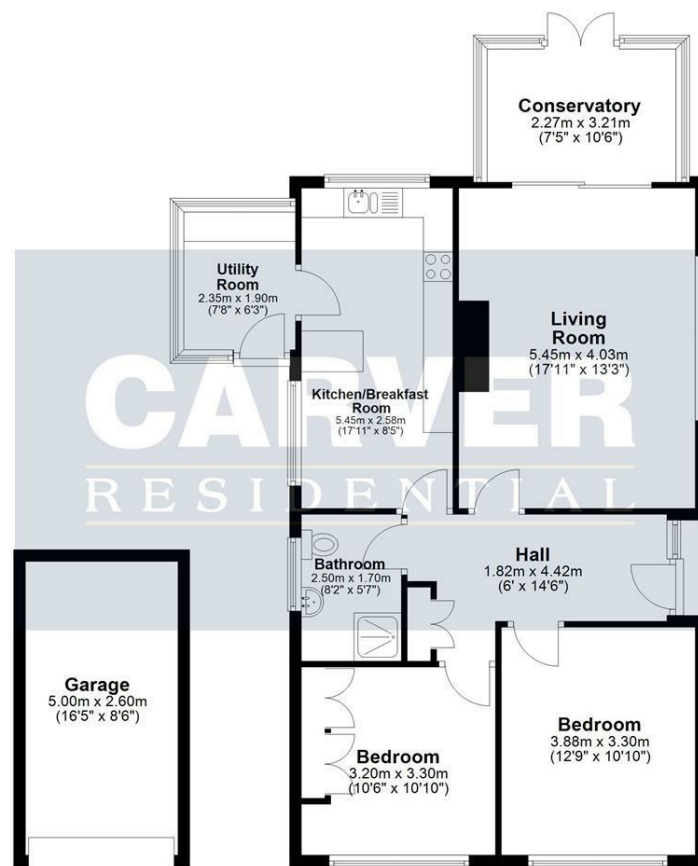
Local Authority: Darlington Borough Council (Tax Banding C)

Buyers Identification Checks

Should a purchaser(s) have an offer accepted on a property marketed by 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.

Ground Floor

Approx. 100.4 sq. metres (1081.0 sq. feet)



Total area: approx. 100.4 sq. metres (1081.0 sq. feet)

21 Sutton Close, 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	

We can search 1,000s of mortgages for you

It could take just 15 minutes with one of our specialist advisers:
Call: 01325 380088. Visit: Any of our Offices. Online: www.mortgageadvicebureau.com/carver



Your home may be repossessed if you do not keep up repayments on your mortgage.
There will 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

MAB 6202



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Nick & Gordon Carver Residential or Commercial, Nick & Gordon Carver, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property



14 Duke Street, Darlington
Co Durham, DL3 7AA
01325 357807
sales@carvergroup.co.uk

63 Dalton Way, Newton Aycliffe
Co Durham DL5 4NB
01325 320676
aycliffe@carvergroup.co.uk

41 Market Place, Richmond
North Yorkshire, DL10 4QL
01748 825317
richmond@carvergroup.co.uk

219 High Street, Northallerton
North Yorkshire DL7 8LW
01609 777710
northallerton@carvergroup.co.uk

www.carvergroup.co.uk