





Located within a popular cul-de-sac location in the heart of the West End of Darlington, within walking distance to the town centre this is a large home set over three floors and totalling 2615sq ft (243m<sup>2</sup>). This fine home also has off street parking, single garage and pleasant rear garden. The spacious entrance hallway with cloakroom/WC leads into the modern, open plan L shaped kitchen/dining/family room with a recently fitted kitchen with integral appliances and quartz work surfaces. This room has double aspect and French doors opening to the rear garden. There is also a useful utility room with matching units and pantry cupboard, built in fridge and separate freezer, and a modern combi boiler. There is also a door to the rear garden and door to the integrated single garage. To the first floor there is a spacious further reception room with a part partitioned space beyond the formal seating area. There are two bedrooms on the first floor with the main bedroom suite having a bespoke built-in wardrobe within the dressing area which leads into the en-suite bathroom beyond. To the uppermost floor there are a further three double bedrooms and a recently fitted bathroom. Externally, there is a double width driveway to the front and to the rear there is an enclosed garden with paved patio, lawn, borders and seating area.







- LARGE THREE STORY HOME
- WEST END OF DARLINGTON
- EASY ACCESS TO EXCELLENT LOCAL SCHOOLS

- GARDEN, GARAGE AND DRIVEWAY
- CUL-DE-SAC LOCATION
- TOWN CENTRE AND SHOPS NEARBY

#### **GENERAL INFORMATION:**

Tenure: Freehold

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

Double glazing

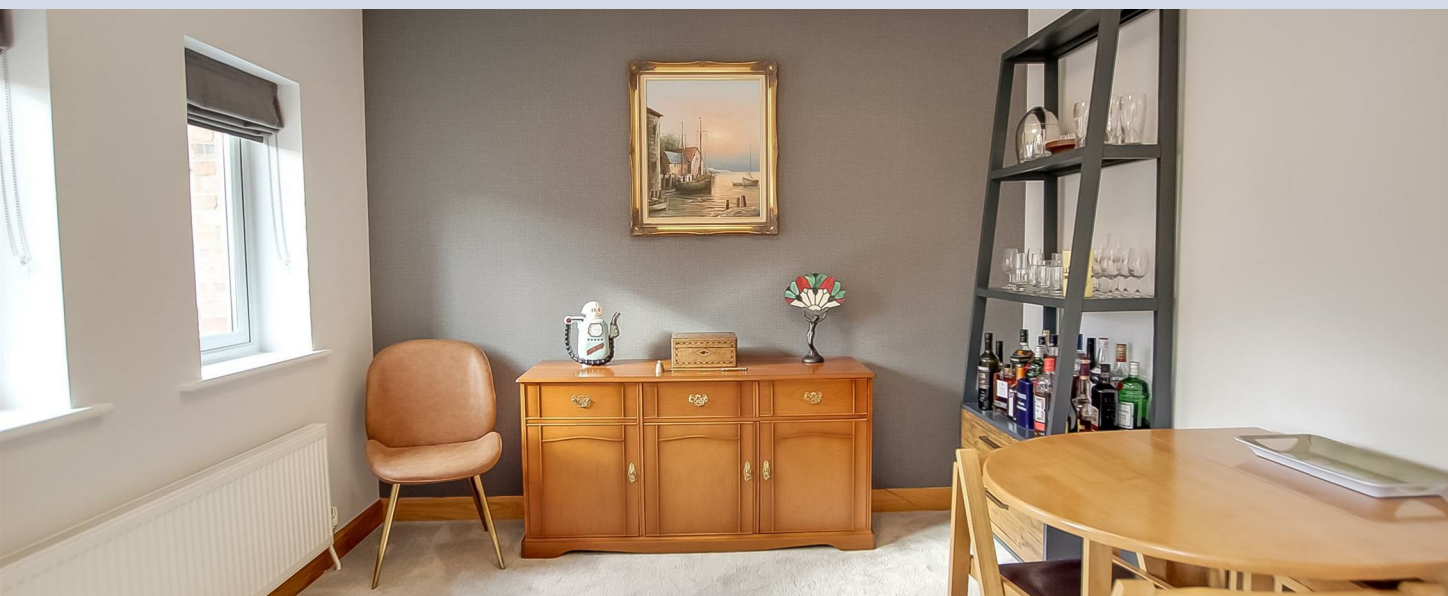
Local Authority: Darlington (Tax Banding G)

Annual charge of £47.75 as a contribution towards maintenance of communal spaces.









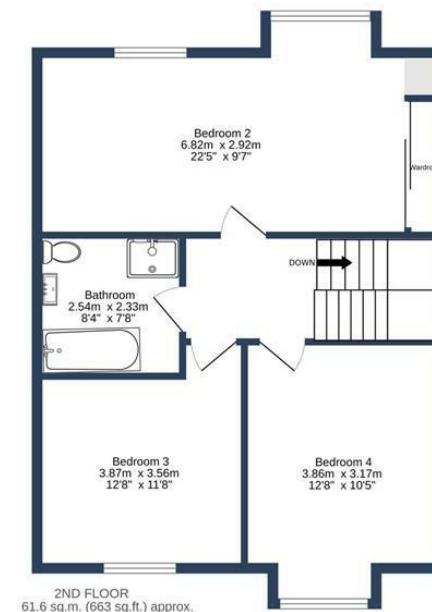
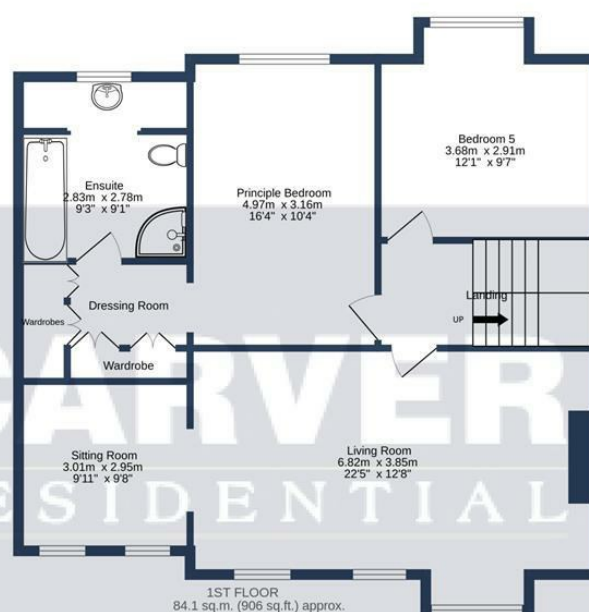
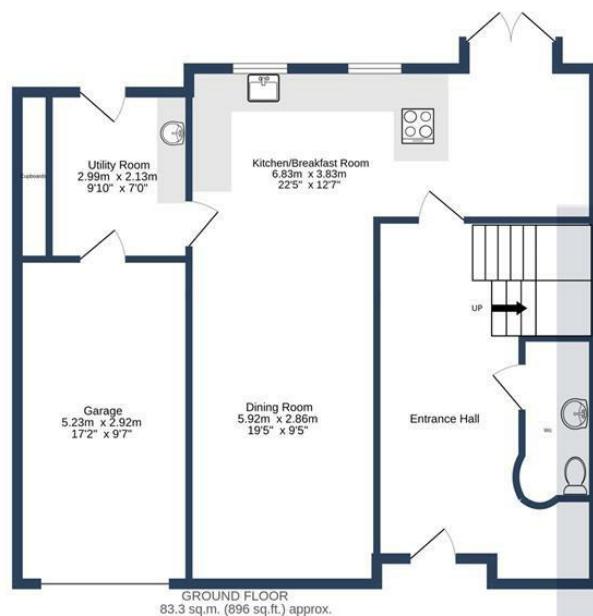










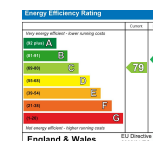


LECONFIELD, DARLINGTON. DL3 8HL.

TOTAL FLOOR AREA : 229.0 sq.m. (2465 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2024



**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](http://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

**naea**  
**propertymark**

**PROTECTED**



14 Duke Street, Darlington  
County Durham, DL3 7AA  
Tel: 01325 357807  
[sales@carvergroup.co.uk](mailto:sales@carvergroup.co.uk)

26 Market Place, Richmond  
North Yorkshire, DL10 4QG  
Tel: 01748 825317  
[richmond@carvergroup.co.uk](mailto:richmond@carvergroup.co.uk)

43 Dalton Way, Newton Aycliffe  
County Durham, DL5 4DJ  
Tel: 01325 320676  
[aycliffe@carvergroup.co.uk](mailto:aycliffe@carvergroup.co.uk)

219 High Street, Northallerton  
North Yorkshire, DL7 8LW  
Tel: 01609 777710  
[northallerton@carvergroup.co.uk](mailto:northallerton@carvergroup.co.uk)

[www.carvergroup.co.uk](http://www.carvergroup.co.uk)