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Holderness Drive
Darlington, DL2 2FE

Offers over £310,000

House - Detached
4 Bedroom/s
2 Bathroom/s

Located in the desirable area of Holderness Drive, Darlington, this modern detached house offers a perfect blend of comfort and style. With four spacious bedrooms, this property is ideal for families seeking ample living space. The well-designed layout features three inviting reception rooms, providing versatile areas for relaxation, entertainment, or even a home office, also having ground floor cloaks/wc, and handy utility room, large fitted kitchen/breakfast room.

The two refitted bathrooms are thoughtfully appointed, ensuring convenience for both family members and guests. The modern design of the house enhances its appeal, making it a welcoming retreat for anyone looking to settle in this popular neighbourhood.

Surrounded by local amenities and excellent transport links, this property not only offers a beautiful home but also a vibrant community lifestyle. Whether you are hosting gatherings in the generous reception areas or enjoying quiet evenings in the comfort of your bedrooms, this house is sure to meet all your needs.

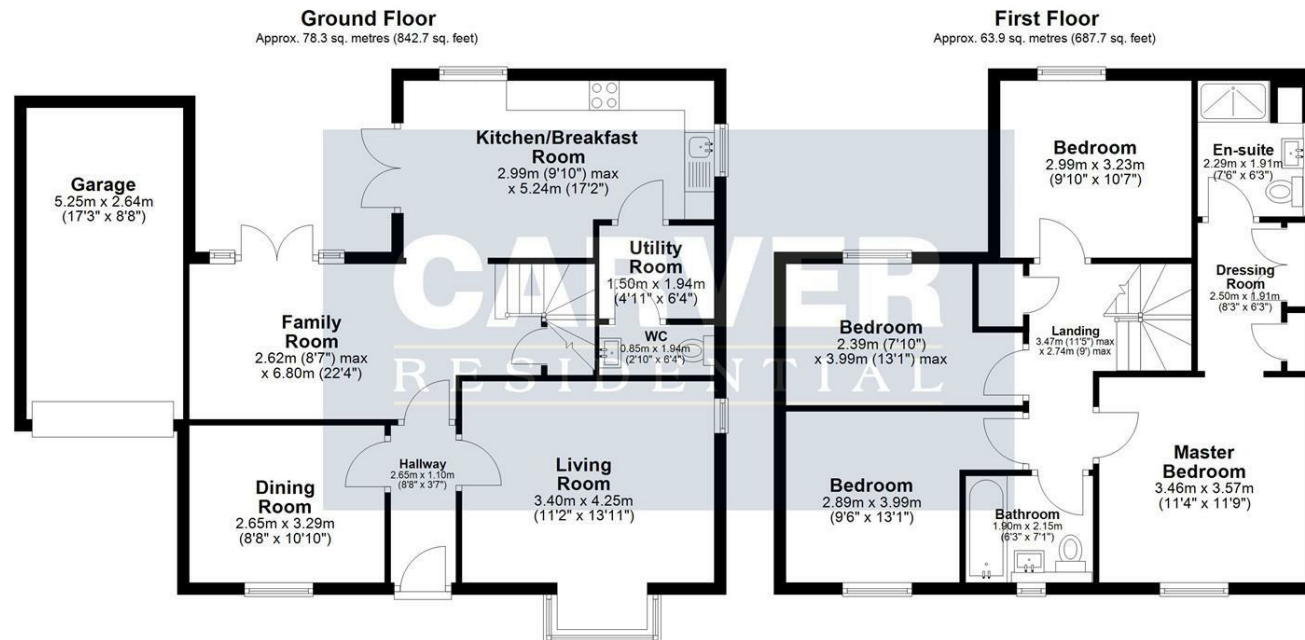
In summary, this detached house on Holderness Drive is a fantastic opportunity for those seeking a modern family home in Westpark village, with no onward chain and prime location.





- No onward chain
- Three spacious reception rooms
- Large fitted kitchen/breakfast room
- Three further double bedrooms
- Newly decorated and carpeted throughout

- Impressive FOUR bedroomed double fronted detached home suited to a variety of buyers
- Handy utility and ground floor cloaks/wc
- Master bedroom with dressing room and en-suite
- Double driveway allowing off road parking giving access to garage with power and lighting
- Well placed for a range of shopping facilities



Energy Efficiency Rating		
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
		Current Potential
		78 87

Total area: approx. 142.2 sq. metres (1530.4 sq. feet)
12 Holderness Drive, Westpark, Darlington

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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