





Carlbury Crescent, is a highly desirable location, situated in the prestigious West End, this stunning semi-detached house is a true gem that has been thoughtfully upgraded to offer spacious and contemporary living. As you step through the entrance porch, you are greeted by a welcoming hall that sets the tone for the rest of this remarkable home.

The ground floor boasts a well-appointed living room that flows seamlessly into an open-plan kitchen and dining area. The kitchen is a chef's delight, featuring high-quality units and elegant granite work surfaces, with a host of integrated appliances perfect for both cooking and entertaining. Additionally, a fully double-glazed conservatory provides a bright and airy space to relax, while a handy utility and cloakroom with WC add to the practicality of this home.

Venturing to the first floor, you will find a spacious landing leading to three good-sized bedrooms, each offering ample space for relaxation and rest. The contemporary family bathroom has been beautifully refitted and includes a fabulous suite with a separate walk-in shower, ensuring comfort and convenience for all.

Outside, the property features a driveway leading to a garage, providing off-street parking. The west-facing rear garden is a delightful outdoor space, perfect for enjoying the afternoon sun and hosting gatherings with family and friends.







- Stunning larger style family home
- Within easy access to excellent schools
- Internal viewing is the only way to appreciate every aspect of this fine home
- Handy cloaks/wc and utility room
- West facing private rear garden
- Located within the highly regarded West End area
- Impressive interior
- Open plan kitchen/diner with quality appliances
- Fabulous bathroom/wc with walk-in shower
- Drive and 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

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# AWAITING FLOOR PLAN

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	80
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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

63 Dalton Way, Newton Aycliffe  
Co Durham DL5 4NB  
01325 320676  
[aycliffe@carvergroup.co.uk](mailto:aycliffe@carvergroup.co.uk)

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

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

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