CARVERS

SALES & LETTINGS

Rokeby Road

Darlington, DL2 2RZ

Offers over £290,000

House - Detached

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Nestled in the highly sought-after Westpark Village, this stunning four-bedroom detached house on Rokeby Road is a true gem. Presented to show house standards throughout, this modern property offers a perfect blend of style and comfort, making it an ideal family home.

As you enter, you are greeted by a welcoming hallway that leads to two spacious reception rooms, perfect for both relaxation and entertaining. The fitted kitchen/breakfast room is a chef's delight, equipped with quality integrated appliances, and is complemented by a handy utility room and a convenient cloakroom/WC.

The first floor boasts a spacious landing that leads to the master bedroom, which features an en-suite bathroom for added privacy. Three further double bedrooms provide ample space for family or guests, along with a well-appointed family bathroom/WC.

Outside, the rear landscaped garden offers a delightful space for outdoor entertaining, while the property also benefits from parking for three vehicles and a garage, ensuring convenience for all residents.

This exceptional home is not just a property; it is a lifestyle choice in a vibrant community. With its modern features and prime location, it is sure to attract interest from discerning buyers. Do not miss the opportunity to make this beautiful house your new home.

- No onward chain
- Welcoming hallway sets the tone for the rest of the property
- Kitchen/breakfast room fitted with quality integrated appliances
- Landscaped rear garden
- Popular exclusive development within West Park Village
- Presented to show house standards throughout
- Two spacious reception rooms
- Master bedroom with en-suite
- Driveway allowing off road parking and garage
- Internal viewing will impress the discerning buyer

GENERAL INFORMATION

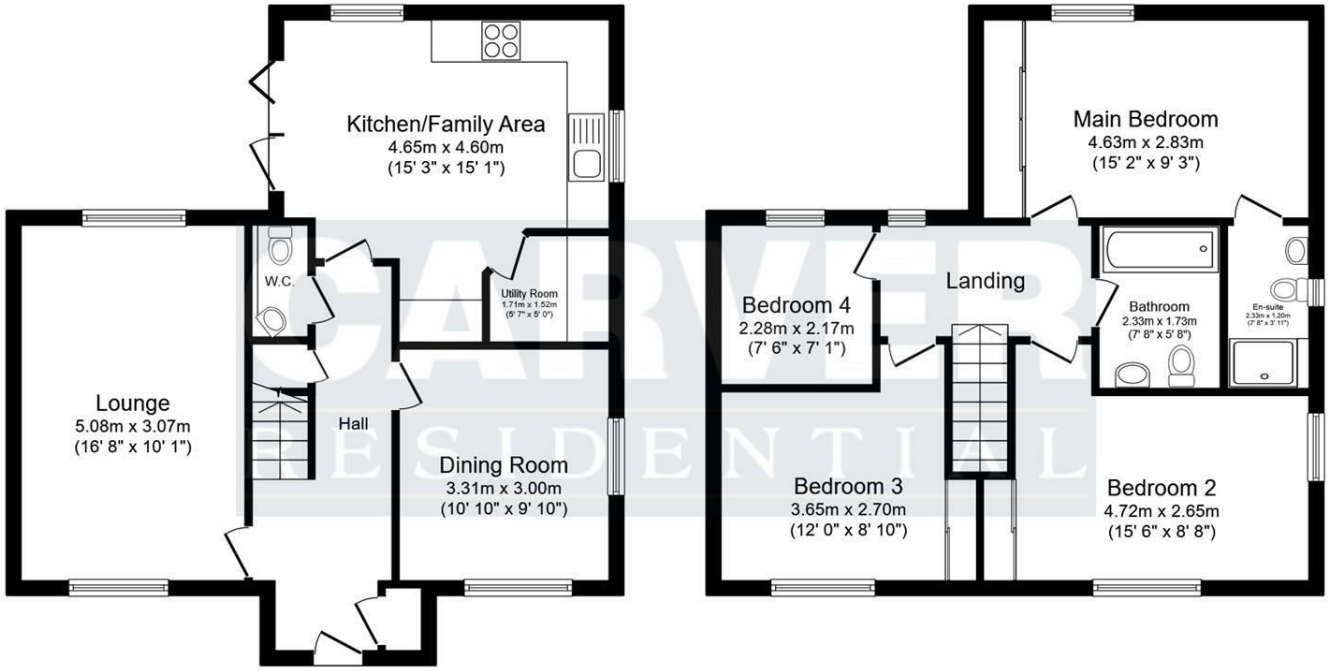
Tenure: Freehold
Services: gas central heating, mains electric, water and drainage.
Double glazing
Local Authority: Darlington Borough Council (Tax Banding D)
Green Levy charge £74.71 per year

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)

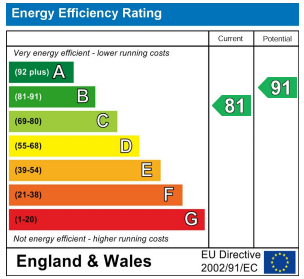


Ground Floor
Floor area 58.4 sq.m. (628 sq.ft.)

First Floor
Floor area 56.3 sq.m. (606 sq.ft.)

Total floor area: 114.7 sq.m. (1,234 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



Property size taken from EPC sq ft

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