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Nunnery Lane  
Darlington, DL3 9BA  
**Price £260,000**

House - Link Detached  
4 Bedroom/s  
1 Bathroom/s

Nunnery Lane Darlington, an address that needs no introduction, a very well known and popular West End location and we have a very spacious 4 bedroom property on offer... it's bigger than you think!! This delightful 4 bedroom home offers comfort and space for the entire family. With a generous size of 1,237 square feet, the property boasts two reception rooms, Formal lounge to the front and a formal dining to the rear leading off from the kitchen with Patio doors leading out to the large private garden ideal for both relaxation and entertaining guests. The garden is mainly laid with patio for low maintenance but can easily be laid to lawn for those with children in need of a garden.

The home features four well-proportioned bedrooms, 3 being double size, providing ample space for family members or guests. The single bathroom located upstairs is modern with a further W/C on the ground floor ensuring ease of access for all.

One of the standout features of this property is the parking with enough room for two cars on the driveway and a double length garage accommodating up to two further vehicles, which is a rare find in residential areas. This added convenience makes it an excellent choice for families with multiple cars or for those who enjoy hosting visitors.

Overall, this property on Nunnery Lane presents a wonderful opportunity for anyone seeking a spacious and comfortable family home. With its ample living space and practical amenities and fantastic schools all nearby nearby, it is sure to appeal to a variety of buyers looking for that special place to call 'Home'.





- Fantastic spacious Family home
- 2 Reception rooms, Formal lounge and formal Dining
- Huge double length internal access garage (which widens to the rear to give utility area)
- Ample parking to front with low maintenance garden
- Close to local amenities, shops, Doctors surgery etc
- 4 Bedrooms
- Family bathroom and downstairs W/C
- Large rear garden
- Excellent school catchment area

#### **GENERAL INFORMATION:**

Tenure: Freehold

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

Double glazing

Local Authority: Darlington Borough Council (Tax Banding D)

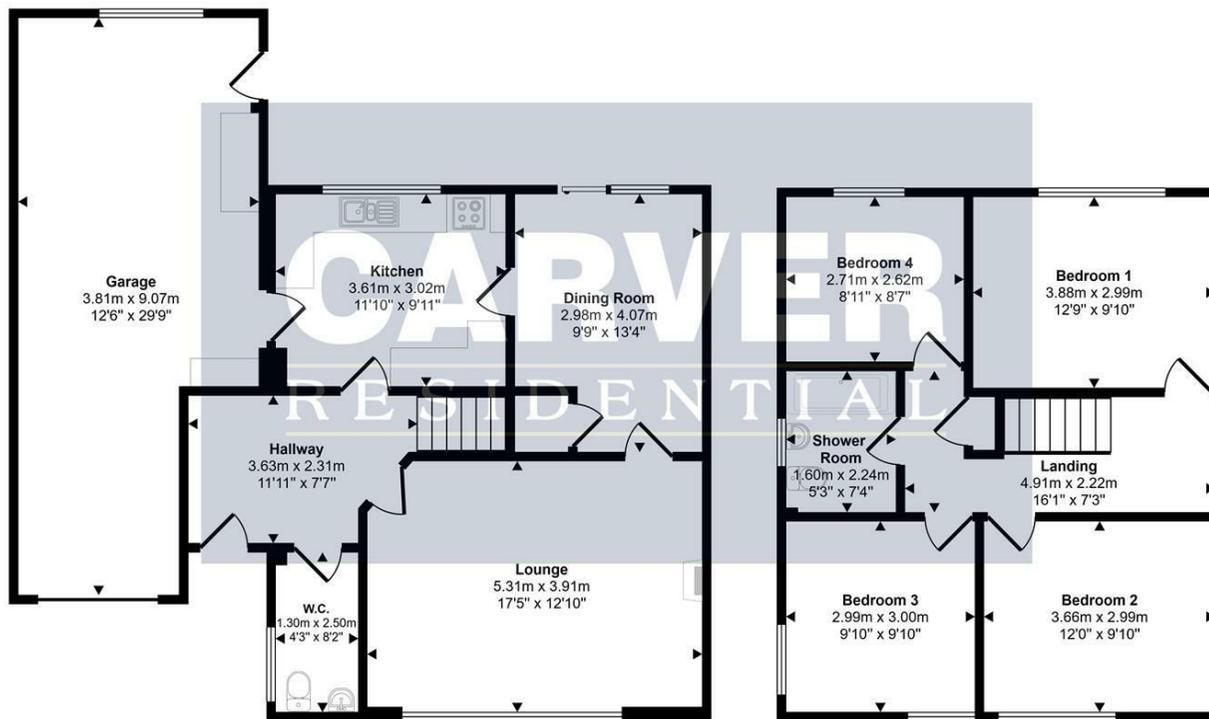
#### **Buyers Identification Checks**

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)

Approx Gross Internal Area  
145 sq m / 1563 sq ft



Ground Floor  
Approx 90 sq m / 971 sq ft

First Floor  
Approx 55 sq m / 592 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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

Floor Area from EPC -  
1237.00 sq ft

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MAB 6202



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