



country properties
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Swinbridge
Darlington, DL2 2GB

Offers in the region of £290,000

NICK & GORDON
CARVER
RESIDENTIAL

A substantial stylish home constructed to a high specification by Messer's Bellway homes, is the Blanchard special, with spacious flexible accommodation on three floors. This FOUR bedroomed home is tucked away at the head of a cul-de-sac within this small exclusive development in WEST PARK. To the ground floor is a reception hallway, ground floor cloakroom/WC, useful under stair storage cupboard, the living room is well appointed with feature fireplace, also to the ground floor there is a garden room with views over the rear garden, open plan arrangement perfect for entertaining family and friends is the dining/kitchen which is fitted with a range of quality units and appliances also having feature flooring, there are French doors to the the kitchen and garden room. To the first and second floors there are FOUR bedrooms master having en-suite and walk-in dressing room, together with family bathroom/WC, To the third floor is a large bedroom having built in wardrobes and en-suite/WC.

Externally to the front is a forecourt garden, block paved DRIVEWAY, leading to GARAGE with roller door. The rear garden is most private designed for low maintenance raised borders.





- EXPANSIVE LIVING ACCOMODATION
- SOUGHT AFTER RESIDENTIAL LOCATION
- DECEPTIVE FROM EXTERNAL APPEARANCES
- OPEN PLAN KITCHEN/DINER AND GARDEN ROOM
- WEST FACING REAR GARDEN
- STYLISH READY TO MOVE INTO
- SUITED TO THE NEEDS OF THE FAMILY BUYER
- GROUND FLOOR CLOAKS/WC
- DRIVEWAY AND GARAGE
- FEATURE FLOORING TO THE GROUND FLOOR

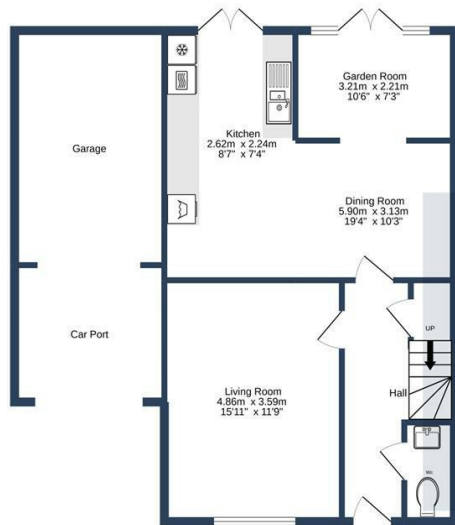
GENERAL INFORMATION

Tenure: Freehold

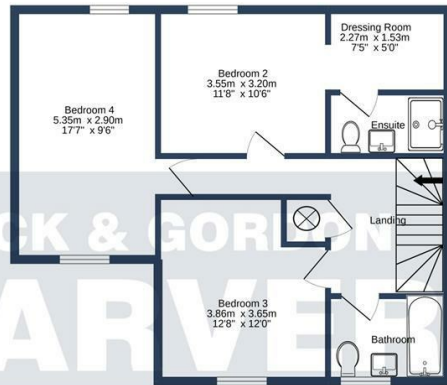
Services: Gas central heating, mains electric, water and drainage.

PVC Double glazing PLEASE NOTE THERE IS A GREEN BELT LEVY PER ANNUM OF APROX £82.00

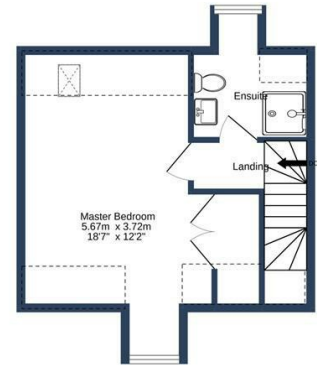
Local Authority: Darlington Borough Council (Tax Banding D)



GROUND FLOOR
80.7 sq.m. (869 sq.ft.) approx.



1ST FLOOR
58.5 sq.m. (630 sq.ft.) approx.



2ND FLOOR
32.4 sq.m. (349 sq.ft.) approx.

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TOTAL FLOOR AREA: 171.7 sq.m. (1848 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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B		78	
(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	

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MAB 6202



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