CARVERS

SALES & LETTINGS

Stapleton

Darlington, DL2 2QN

Price £325,000

House - End Terrace

2

1

2

Occupying an impressive plot on the edge of the ever-popular village of Stapleton, Manor Cottages is a beautifully modernised bungalow offering deceptively spacious and versatile accommodation, perfectly suited to a wide range of buyers. Whether you're looking to downsize without compromise or searching for a home with space, this exceptional property is sure to impress.

The thoughtfully designed accommodation begins with a generous living room, providing a welcoming space to relax, alongside a superb kitchen/diner fitted with a range of integrated appliances and ideal for both everyday living and entertaining. A delightful conservatory overlooks the rear garden, creating an additional reception space flooded with natural light.

There are two well-proportioned double bedrooms, including a principal bedroom with en-suite W/C, complemented by a stylish family bathroom featuring a four-piece suite. Upstairs, a useful loft room offers excellent additional storage or additional accommodation.

Externally, the property continues to impress, occupying a generous plot with well-maintained front garden, ample off-street parking, and a converted garage currently utilised as a home office and a beautiful South-West rear garden with a fish pond and mature fruit trees. A substantial timber shed, complete with power and water, provides excellent workshop or storage facilities, adding further versatility to this already outstanding home.

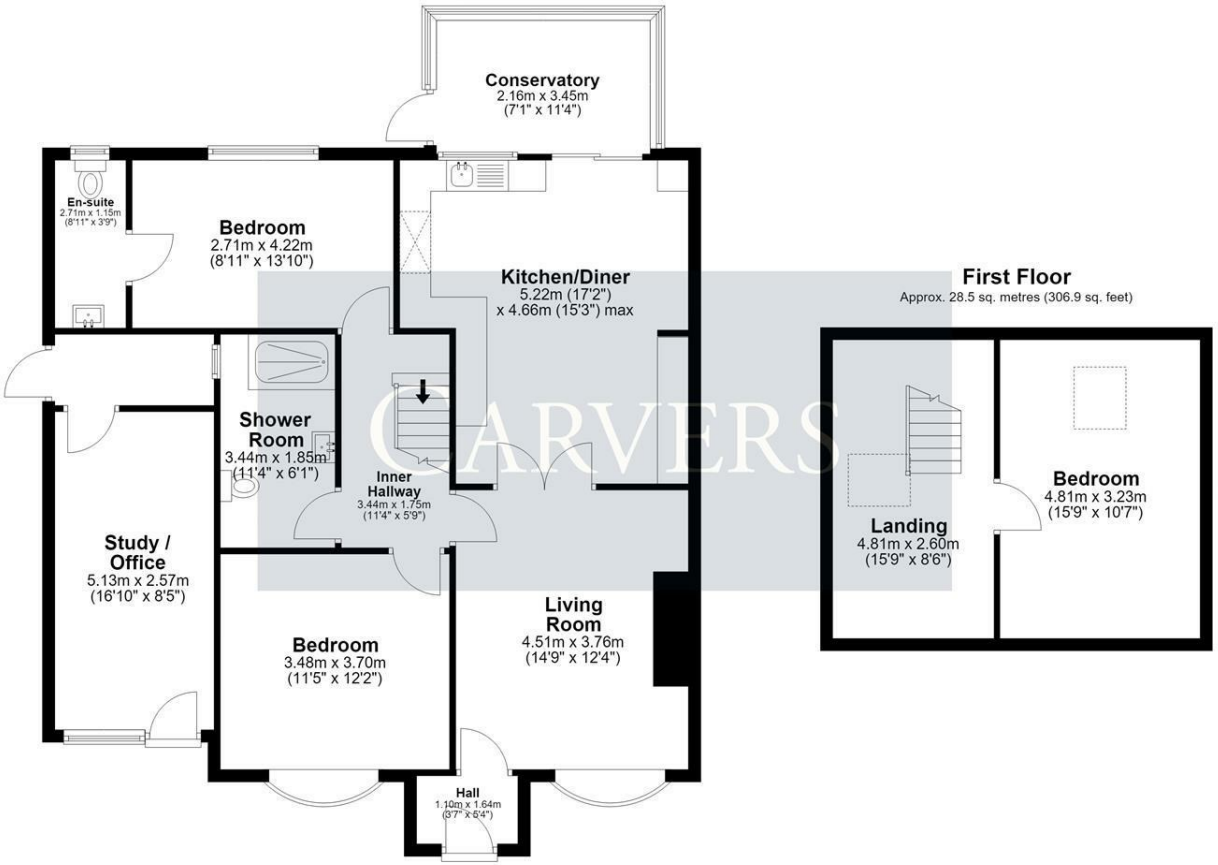
- Ground floor living accommodation
- Ample off-street parking
- Garden pond
- Versatile converted garage
- Beautiful Saxon Village
- Mature fruit trees

GENERAL INFORMATION:
Tenure: Freehold
Services: gas central heating, mains electric, water and drainage.
Double glazing
Local Authority: North Yorkshire County Council (Tax Banding B)
Please note that Number 3 grants a right of way to the neighboring property of Number 2 around the rear of property.

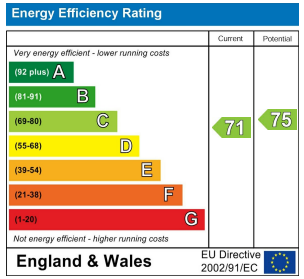
Buyers Identification Checks
Should a purchaser(s) have an offer accepted on a property marketed by Carvers they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party 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 e.g a conservatory and/or garage)

Ground Floor
Approx. 109.1 sq. metres (1174.2 sq. feet)



First Floor
Approx. 28.5 sq. metres (306.9 sq. feet)



Property size taken from EPC
1657.00 sq ft

Total area: approx. 137.6 sq. metres (1481.1 sq. feet)

3 Manor Cottages, Stapleton, Darlington

The Property Ombudsman · RICS · naea propertymark PROTECTED · arla propertymark PROTECTED · Ethical Agent Network

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Carvers nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

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