



**CARVER**  
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Church View  
Sadberge, Darlington, DL2 1SD

**Offers in the region of £550,000**

House - Detached  
5 Bedroom/s  
4 Bathroom/s

Welcome to Dungivin, a remarkable detached house located in the charming village of Sadberge, Darlington. Built in 2000, this modern property has been crafted to an exceptional standard, offering a perfect blend of style and functionality., over three floors.

As you step through the entrance, you are greeted by a spacious reception hallway that sets a sophisticated tone for the rest of the home. The property boasts two elegant reception rooms, providing ample space for both relaxation and entertaining. The heart of the home is undoubtedly the open-plan bespoke kitchen, complete with a central island, making it an ideal space for family gatherings and culinary adventures.

With five generously sized bedrooms, this residence caters to families of all sizes, ensuring everyone has their own private sanctuary. The four well-appointed bathrooms add to the convenience and comfort of this stunning home, making morning routines a breeze.

Set on a sizeable plot, Dungivin is approached through electric privacy gates, leading to an extensive driveway that provides ample parking space and access to a double garage. The outdoor space offers established, varied and interesting gardens perfect for outdoor entertaining areas, and for enjoying the tranquil surroundings.





- Stunning individual detached property, beautifully presented
- Mature, established, varied and interesting gardens
- Impressive open plan kitchen with center island and integrated appliances
- Five double bedrooms and four quality bathrooms
- Picturesque village location, this is a rare balance of house and gardens
- No onward chain, sizeable plot
- Flexible living accommodation, quality finish throughout
- Two well appointed large reception rooms
- Electric, privacy gates opening onto extensive driveway and double garage
- A rare opportunity for the discerning buyer

#### **GENERAL INFORMATION**

Tenure: Freehold

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

Double glazing

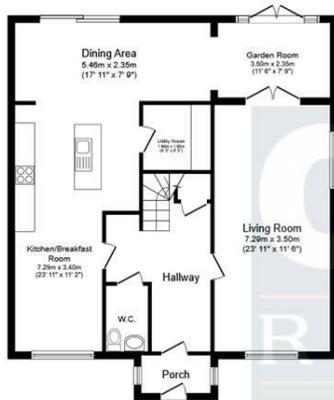
Local Authority: Darlington Borough Council (Tax Banding F)

#### **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.

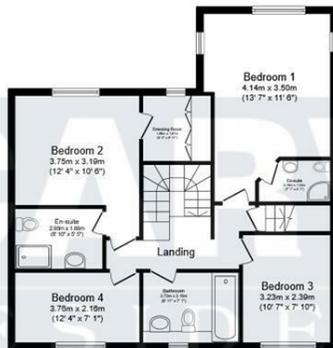
#### **Property Size**

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 96.1 sq.m. (1,035 sq.ft.)



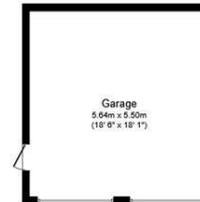
### First Floor

Floor area 79.7 sq.m. (857 sq.ft.)



### Second Floor

Floor area 39.2 sq.m. (422 sq.ft.)



### Garage

Floor area 30.1 sq.m. (324 sq.ft.)

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>		74	80
(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	

Total floor area: 245.2 sq.m. (2,639 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](http://www.Propertybox.io)

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MAB 6202



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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)