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Holderness Drive
Darlington, DL2 2FE

Offers over £310,000

House - Detached
4 Bedroom/s
2 Bathroom/s

Located in the desirable area of Holderness Drive, Darlington, this modern detached house offers a perfect blend of comfort and style. With four spacious bedrooms, this property is ideal for families seeking ample living space. The well-designed layout features three inviting reception rooms, providing versatile areas for relaxation, entertainment, or even a home office, also having ground floor cloaks/wc, and handy utility room, large fitted kitchen/breakfast room.

The two refitted bathrooms are thoughtfully appointed, ensuring convenience for both family members and guests. The modern design of the house enhances its appeal, making it a welcoming retreat for anyone looking to settle in this popular neighbourhood.

Surrounded by local amenities and excellent transport links, this property not only offers a beautiful home but also a vibrant community lifestyle. Whether you are hosting gatherings in the generous reception areas or enjoying quiet evenings in the comfort of your bedrooms, this house is sure to meet all your needs.

In summary, this detached house on Holderness Drive is a fantastic opportunity for those seeking a modern family home in Westpark village, with no onward chain and prime location.





- No onward chain
- Three spacious reception rooms
- Large fitted kitchen/breakfast room
- Three further double bedrooms
- Newly decorated and carpeted throughout
- Impressive FOUR bed roomed double fronted detached home suited to a variety of buyers
- Handy utility and ground floor cloaks/wc
- Master bedroom with dressing room and en-suite
- Double driveway allowing off road parking giving access to garage with power and lighting
- Well placed for a range of shopping facilities

GENERAL INFORMATION

Tenure: Freehold

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

Double glazing, newly decorated and floor coverings throughout.

Local Authority: Darlington Borough Council (Tax Banding D)

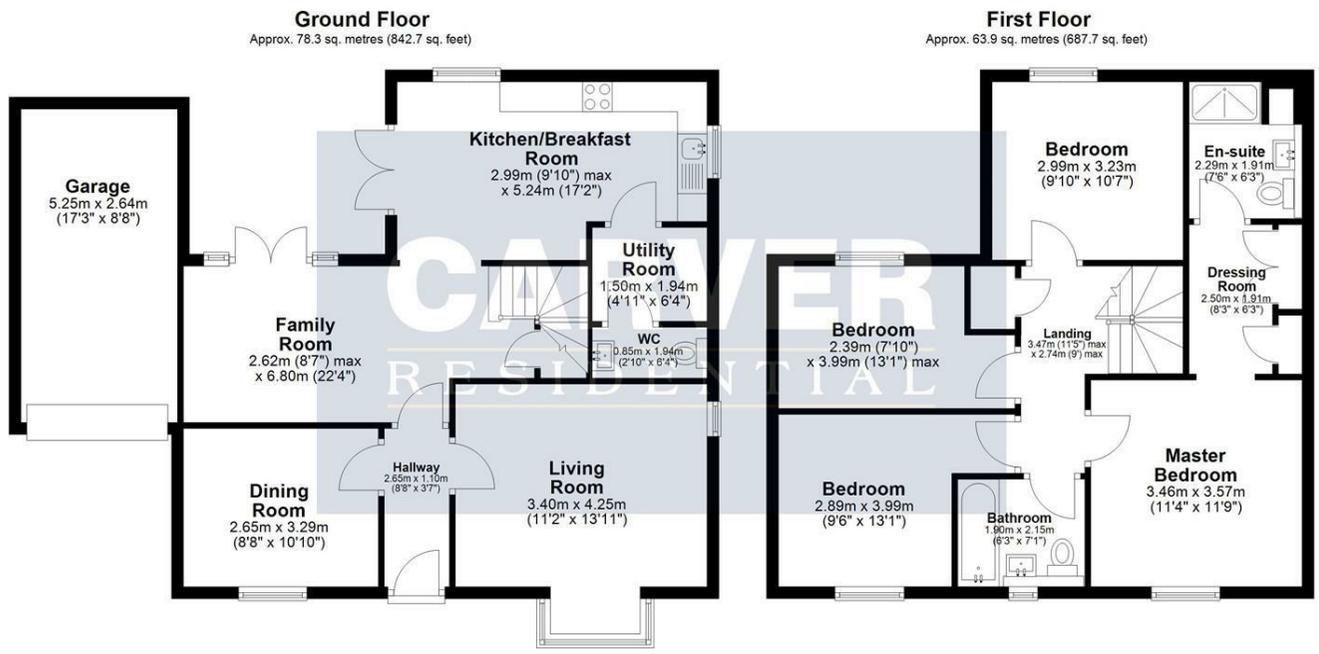
Green Levy charge is to be confirmed with the vendor

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)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		78	87
(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	

Floor Area from EPC - sq ft

Total area: approx. 142.2 sq. metres (1530.4 sq. feet)
12 Holderness Drive, Westpark, Darlington

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MAB 6202



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