



Nestled on the charming cul-de-sac Woodburn Drive in the West End, this stunning semi-detached period house is a true gem for families seeking their forever home. With no onward chain, this property is ready for you to move in and make it your own.

As you step through the welcoming hall, you will immediately feel the warmth and character that this home exudes. The two spacious reception rooms provide ample space for relaxation and entertaining, while the extended rear offers a large fitted kitchen that is sure to impress. Featuring a central island with elegant granite work surfaces and porcelain tiled flooring, and integrated quality appliances this kitchen seamlessly flows into the inviting family room, creating a perfect hub for family gatherings, also having a useful utility room.

The property boasts four well-proportioned bedrooms, one with ensuite, ensuring that there is plenty of room for everyone. The family bathroom and additional WC provide convenience for busy mornings.

Outside, you will find mature private gardens that offer a tranquil retreat, perfect for enjoying the outdoors. The driveway accommodates parking for several vehicles, adding to the convenience of this lovely property.

Located within walking distance to the highly regarded West End schools, this home truly offers everything a family could desire. With its blend of modern comforts and period charm, this property is not to be missed. Come and discover the potential of this remarkable family home today.





- Stunning semi-detached property
- Within walking distance to well regarded schools
- Deceptively spacious having four bedrooms
- No onward chain
- Internal viewing is the only way to appreciate this spacious home
- Located within the popular West End
- Presented to a high standard throughout
- Extended to the rear
- Fabulous open plan kitchen/family room

#### GENERAL INFORMATION:

Tenure: Freehold

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

Double glazing Extended to the rear, No onward chain

Local Authority: Darlington Borough Council (Tax Banding E)

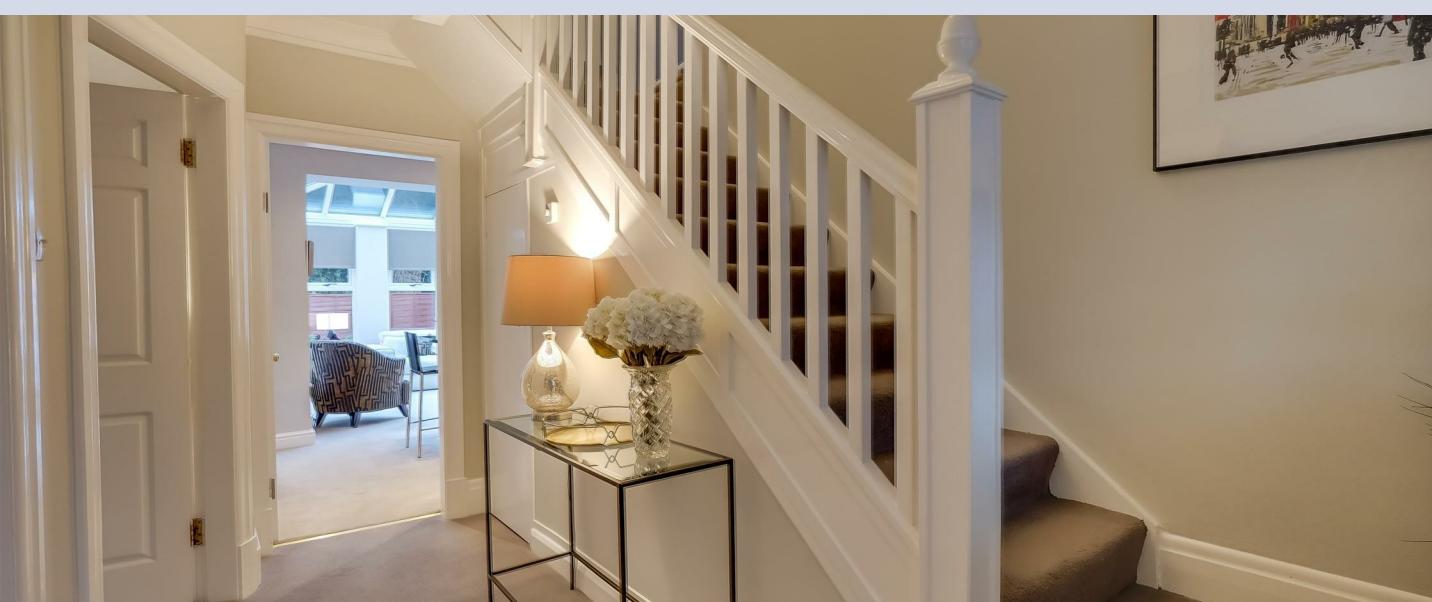
#### Buyers Identification Checks

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. conservatory, garage)





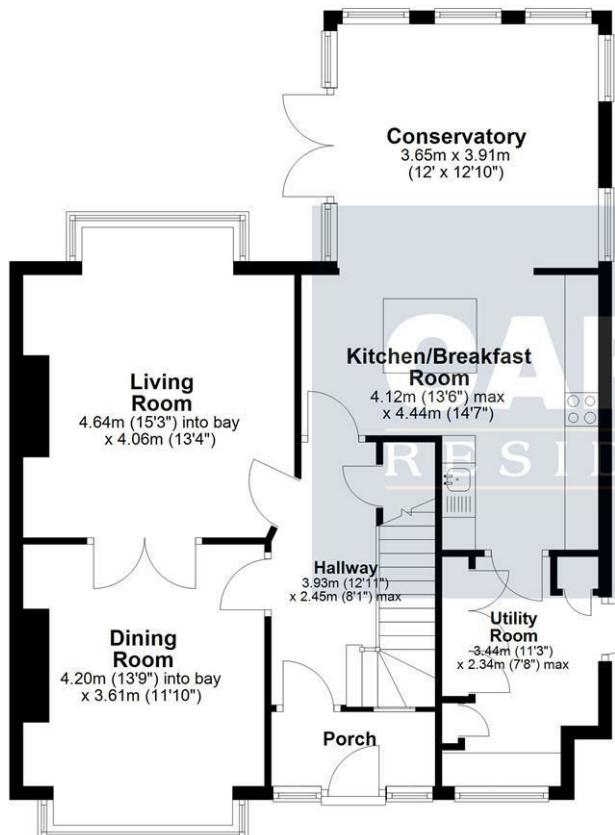




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91 plus)	A		
(81-90)	B		
(70-80)	C		
(55-69)	D	75	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

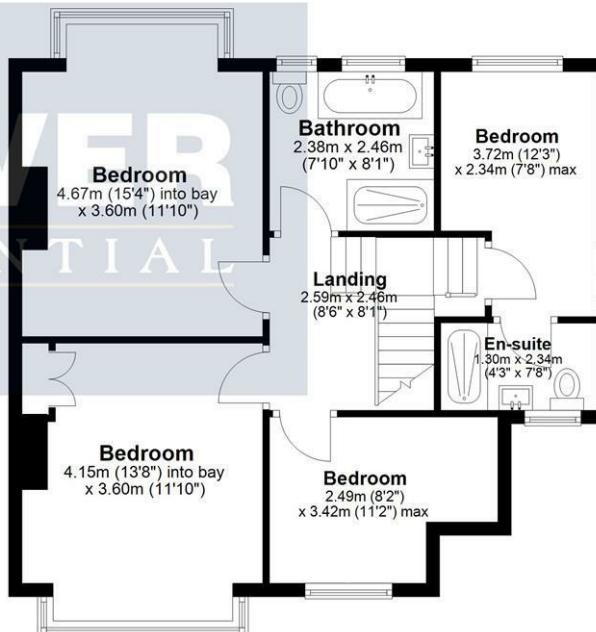
### Ground Floor

Approx. 81.6 sq. metres (877.9 sq. feet)



### First Floor

Approx. 62.7 sq. metres (674.5 sq. feet)



Total area: approx. 144.2 sq. metres (1552.4 sq. feet)

11 Woodburn Drive, Darlington



MAB 6202

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