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Redruth Drive  
Darlington, DL3 0ZU

**Offers in the region of £390,000**

House - Detached  
4 Bedroom/s  
2 Bathroom/s

Nestled on the desirable Harrowgate Farm development this stunning modern detached house is a rare find in today's market. With its generous layout, this property boasts a welcoming hallway two spacious reception rooms, perfect for both entertaining guests and enjoying family time. The heart of the home is undoubtedly the extended open-plan bespoke kitchen, dining & family room, which creates a warm and inviting atmosphere, ideal for gatherings and everyday living, with media unit, Bi-fold doors, and porcelain tiled flooring.

The ground floor also features a convenient utility and a cloakroom with a WC, adding to the practicality of the space. Ascending to the first floor, you will discover four well-proportioned bedrooms, including a master suite that benefits from fitted wardrobes and an ensuite bathroom, ensuring comfort and privacy.

Externally, the property is equally impressive, with a large driveway leading to a double garage, with electric door, providing ample parking and storage options, with the benefit of a further drive. The rear garden, with its south-facing aspect, is a delightful outdoor space, featuring a paved patio that is perfect for al fresco dining or simply enjoying the sunshine.

This exceptional home combines modern living with thoughtful design, making it an ideal choice for families or anyone seeking a spacious and stylish residence in a sought-after location. Do not miss the opportunity to make this remarkable property your own.





- Stunning detached family home
- Sizeable plot
- Excellent location well placed for amenities with easy access to the A1M
- Detached double garage
- Small development
- Fabulous extension to the rear
- Upgraded throughout
- Driveway allowing off road parking for several vehicles
- Internal viewing is the only way to appreciate every aspect of this superb home.

#### GENERAL INFORMATION:

Tenure: Freehold

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

Double glazing

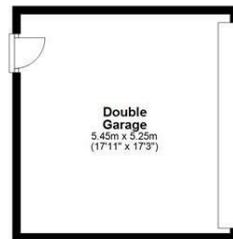
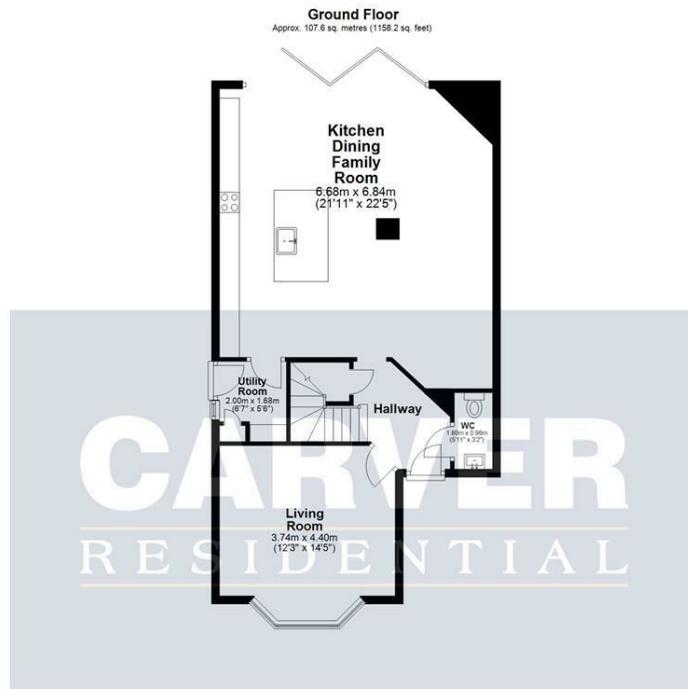
Local Authority: Darlington Borough Council (Tax Banding E)

#### 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. this may potentially exclude a conservatory and/or garage)



Total area: approx. 170.4 sq. metres (1833.7 sq. feet)  
8 Redruth Drive, Darlington

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>		71	79
(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	

Floor Area from EPC -  
1453.00 sq ft

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Your home may be repossessed if you do not keep up repayments on your mortgage.  
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The fee is up to 1% but a typical fee is 0.3% of the amount borrowed

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)

[www.carvergroup.co.uk](http://www.carvergroup.co.uk)