



Tucked away behind the Buck Inn public house in the picturesque village of Sadberge, just 5 minutes from Darlington and within easy access to the A66, this modern three bedroom home benefits from large rear garden, parking for two cars and impressive views of the Cleveland Hills to the rear. The property was constructed in 2020 and the current owners have added to what is already a beautiful home. There is raised decking within the garden which is perfect for socialising in the summer months with additional land beyond the main garden too. The property is stylishly presented throughout and includes entrance hallway, kitchen/breakfast room, WC, living/dining room with double doors out to the rear garden. To the first floor there are three bedrooms (with fitted wardrobe space within bedroom one) and bathroom. To the front of the property there is a driveway (accessed via the Buck Inn public house car park) for two vehicles.





- IMPRESSIVE VIEWS OF CLEVELAND HILLS
- VILLAGE LOCATION
- BEAUTIFUL HOME
- SPACIOUS REAR GARDEN
- PARKING FOR TWO CARS

#### GENERAL INFORMATION

Tenure: Freehold

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

Double glazing

Local Authority: Darlington Borough Council (Tax Banding C).

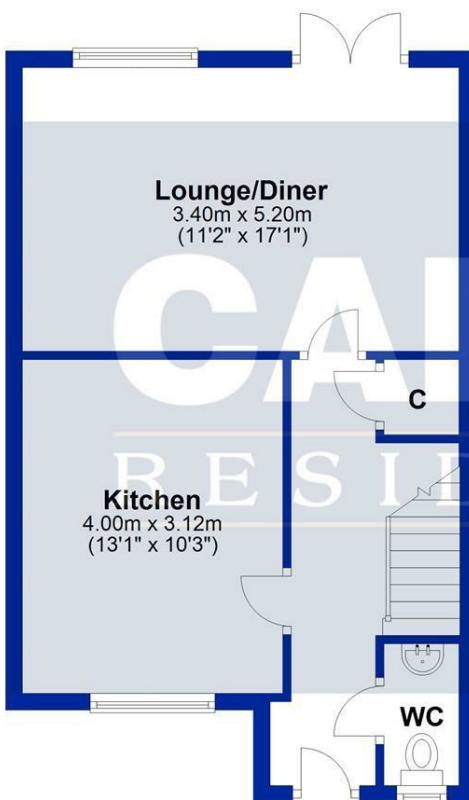
There is a private Pumping Station for the 3 dwellings where waste is treated before being pumped up to the mains sewer.

There is an agreement with the 3 dwellings to equally share the maintenance/servicing costs of the Pumping Station (approximate cost £10 per month).

The property is accessed through the archway of the Buck Inn Pub, and the owners of 3 Buck Mews have right of access over their land to get to the property. This access is not to be obstructed at any time.

## Basement

Approx. 41.6 sq. metres (448.0 sq. feet)

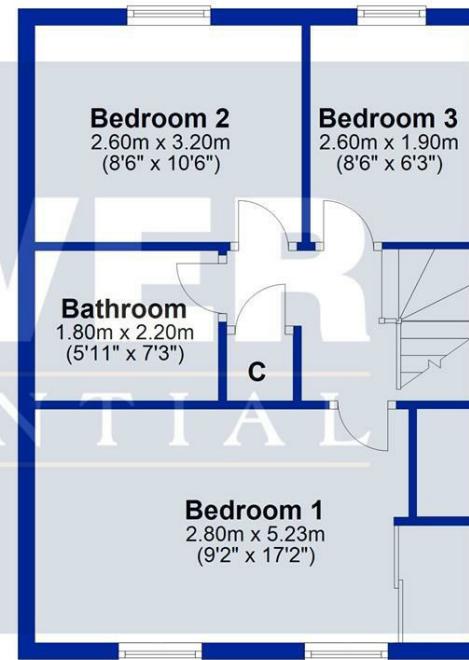


Total area: approx. 80.4 sq. metres (865.7 sq. feet)

For identification purposes only. Not to scale.  
Plan produced using PlanUp.

## First Floor

Approx. 38.8 sq. metres (417.6 sq. feet)



We can search 1,000s  
of mortgages for you



Your home may be repossessed if you do not keep up repayments on your mortgage.  
There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.  
The fee is up to 1% but a typical fee is 0.3% of the amount borrowed

It could take just 15 minutes with one of our specialist advisers:  
Call: 01325 380088. Visit: Any of our Offices. Online: [www.mortgageadvicebureau.com/carver](http://www.mortgageadvicebureau.com/carver)



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 himself 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 Nick & Gordon Carver Residential or Commercial, Nick & Gordon Carver, 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  
Tel: 01325 357807  
[sales@carvergroup.co.uk](mailto:sales@carvergroup.co.uk)

26 Market Place, Richmond  
North Yorkshire, DL10 4QG  
Tel: 01748 825317  
[richmond@carvergroup.co.uk](mailto:richmond@carvergroup.co.uk)

43 Dalton Way, Newton Aycliffe  
County Durham, DL5 4DJ  
Tel: 01325 320676  
[aycliffe@carvergroup.co.uk](mailto:aycliffe@carvergroup.co.uk)

219 High Street, Northallerton  
North Yorkshire, DL7 8LW  
Tel: 01609 777710  
[northallerton@carvergroup.co.uk](mailto:northallerton@carvergroup.co.uk)

