



CARVER
RESIDENTIAL
Sales · Lettings · Property Management

Romanby Drive
Darlington, DL3 8EJ

Offers over £635,000

House - Detached
5 Bedroom/s
2 Bathroom/s

Romanby Drive presents an exceptional opportunity to acquire a stunning detached family home. This property is situated within a small, exclusive development, making it a highly desirable location for those seeking both comfort and style.

As you enter the welcoming hallway, you are immediately greeted by a sense of space and modern elegance that flows throughout the home. The ground floor boasts a study room and a utility room, two generous reception rooms, perfect for both entertaining guests and enjoying family time. The heart of the home is undoubtedly the open-plan kitchen and Family room, which is equipped with high-quality appliances, ensuring that cooking and dining experiences are both enjoyable and efficient.

The first floor is designed to provide light and airy living spaces, featuring five well-proportioned bedrooms. The master bedroom is a true retreat, complete with an en-suite bathroom that adds a touch of luxury to your daily routine. Additionally, a family bathroom is conveniently located to serve the other bedrooms, and an additional en-suite making this home ideal for families of all sizes.

This property exemplifies modern-day living, combining stylish accommodation with practical features, all set within a tranquil and sought-after neighbourhood. Romanby Drive is not just a house; it is a place where cherished memories can be made. Do not miss the chance to make this exquisite home your own.





- NO ONWARD CHAIN
- LOCATED WITHIN THIS SMALL EXCLUSIVE DEVELOPMENT
- BUILT TO A HIGH SPECIFICATION BY STOREY HOMES
- FABULOUS OPEN PLAN KITCHEN/BREAKFAST ROOM WITH CENTRE ISLAND
- ONLY UPON INTERNAL VIEWING CAN THIS PROPERTY BE FULLY APPRECIATED
- STUNNING DETACHED HOME
- GROUND FLOOR CLOAKS AND STUDY ROOM
- HIGH QUALITY FIXTURES & FITTINGS THROUGHOUT
- DRIVE ALLOWING OFF ROAD PARKING LEADING TO DOUBLE GARAGE
- STUNNING FLOORING TO THE GROUND FLOOR

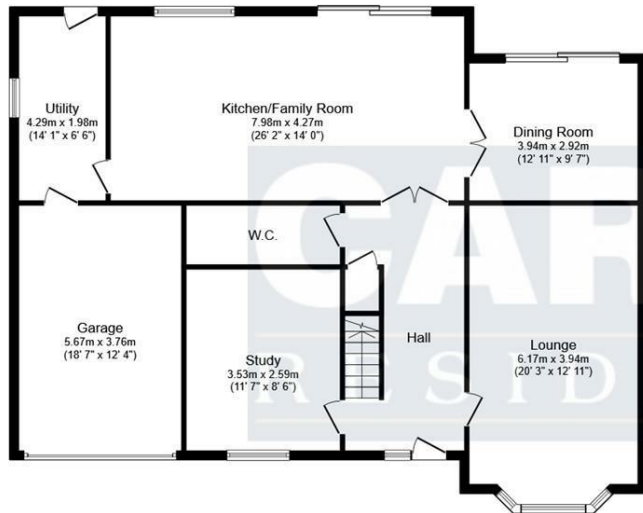
GENERAL INFORMATION

Tenure: Freehold

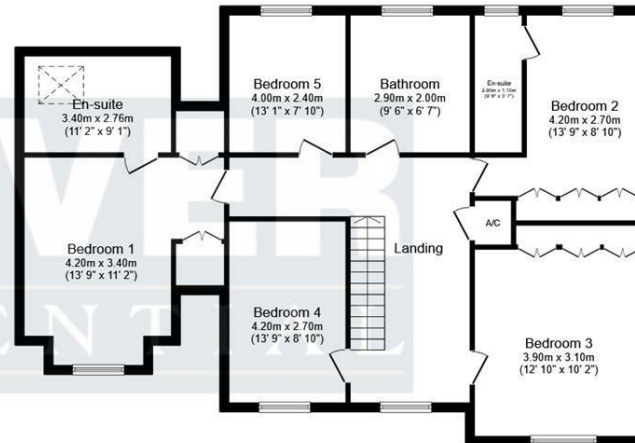
Services : Gas central heating, mains electric, water and drainage.

Double glazing

Local Authority: Darlington Borough Council (Tax Banding G)



Ground Floor
 Floor area 143.2 sq.m. (1,541 sq.ft.)



First Floor
 Floor area 117.4 sq.m. (1,264 sq.ft.)

Total floor area: 260.6 sq.m. (2,805 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

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

We can search 1,000s of mortgages for you

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



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

MAB 6202



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
 Co Durham, DL3 7AA
 01325 357807
sales@carvergroup.co.uk

63 Dalton Way, Newton Aycliffe
 Co Durham DL5 4NB
 01325 320676
aycliffe@carvergroup.co.uk

41 Market Place, Richmond
 North Yorkshire, DL10 4QL
 01748 825317
richmond@carvergroup.co.uk

219 High Street, Northallerton
 North Yorkshire DL7 8LW
 01609 777710
northallerton@carvergroup.co.uk