



# CARVERS

SALES & LETTINGS

Merrybent

Darlington, DL2 2LB

Offers in the region of £450,000

House - Detached



Situated in the charming village of Merrybent, 'Oakhurst' is a remarkable detached house that combines character with modern living. This older-style property boasts an impressive and deceptively spacious layout, making it an ideal family home.

Upon entering, you are greeted by a welcoming hall that leads to two generous reception rooms, perfect for entertaining guests or enjoying quiet family time. The conservatory adds a delightful touch, allowing natural light to flood the space and providing a serene spot to relax, having views over the rear garden and beyond. The fitted kitchen is well-equipped for culinary enthusiasts, and a convenient utility room and ground floor cloakroom enhance the practicality of the home.

The first floor features four well-proportioned bedrooms, with the master bedroom benefiting from an en-suite bathroom for added privacy. A family bathroom serves the other bedrooms, ensuring comfort for all.

Oakhurst is set within a large plot, with privacy gates leading to an extensive driveway that can accommodate up to six vehicles. The side access and tandem garage provide additional convenience. The mature and established rear garden is a true highlight, offering stunning open views over the picturesque countryside, making it a perfect retreat for outdoor activities or simply enjoying the tranquility of nature.

This property is offered for sale with no onward chain, making it an excellent opportunity for those looking to move swiftly into their new home. With its blend of space, charm, and beautiful surroundings, Oakhurst is a must-see for anyone seeking a delightful residence in a sought-after location.



- No onward chain
- Well regarded village
- Spacious living accommodation
- Privacy gates opening to extensive driveway
- Oil central heating, double glazing and alarm system
- Stunning open views to the rear
- Easy access to the market towns of Darlington & Barnard Castle
- Four good sized bedrooms
- Carport and tandem garage
- This is a property which would be suited to a variety of buyers

### GENERAL INFORMATION

Tenure: Freehold

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

Double glazing

Local Authority: Darlington Borough Council (Tax Banding D)

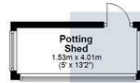
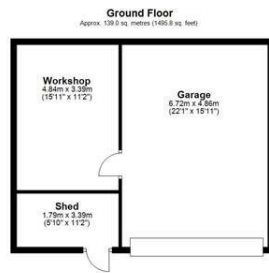
### Buyers Identification Checks

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

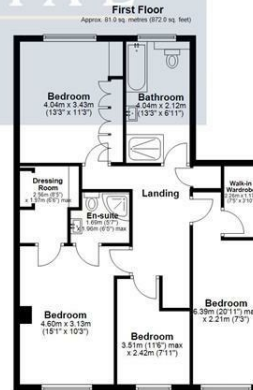
Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. this may potentially exclude a conservatory and/or garage)





# CARVER

## RESIDENTIAL



Total area: approx. 220.0 sq. metres (2367.8 sq. feet)  
Oakhurst, 29 Merrybent, 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>		
(55-68) <b>D</b>		66
(39-54) <b>E</b>	52	
(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	

Property size taken from EPC  
1550.00 sq ft

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There may 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.

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