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Beaumont Hill,

Darlington, DL1 3NG

**Offers in the region of £495,000**

Bungalow - Detached  
3 Bedroom/s  
1 Bathroom/s

Are you looking for a property with space and potential? Would you like your new home to come with a HUGE low maintenance landscaped garden? Do you need a HUGE Garage and lots of space for parking? If you have answered YES to these questions give us a call today!!

Located at Beaumont Hill, this Superb extended property, recently upgraded with a new roof, fascias and guttering for your peace of mind is currently offering 3 bedrooms on the ground floor but has been extended to the rear and also now offers a room upstairs which could make a perfect 4th bedroom (subject to relevant approval and building control consents) or even master suite with space to add an ensuite should you wish?

On the ground floor to the rear, the property features a full-size snooker room that could easily be transformed into a stunning lounge room, offering picturesque views of the exceptional large rear garden beyond.

To the rear we have parking available for multiple vehicles and a HUGE garage. If you have a growing family or simply enjoy hosting guests, the extra parking ensures that everyone is accommodated with ease.

Now for my favourite part.... The Garden. For those of you with a green thumb, the opportunity to grow your own vegetables and become self-sufficient. Picture yourself harvesting fresh produce right from your backyard, adding a touch of sustainability to your lifestyle.

Properties like this don't come up often so don't miss out on the chance to own this charming bungalow in Beaumont Hill. Embrace the tranquillity of the countryside while still being within reach of urban amenities. This property offers a unique blend of comfort, space, and potential – the perfect place to call home.





- Exceptional Garden with Veggie patch
- Full Size Snooker room, or a fantastic large Lounge room.
- Ample Parking
- Hardstanding for Caravan (with electrics)
- 3 or 4 bedrooms, depending on your needs.
- Very large Garage
- Multiple garden sheds
- \*\*\*Brand new roof, Facia's and guttering.

**GENERAL INFORMATION:**

Tenure: Freehold  
 Services: Gas 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)











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	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	

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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



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14 Duke Street, Darlington  
County Durham, DL3 7AA  
Tel: 01325 357807  
sales@carvergroup.co.uk

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

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

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