



Corner plot Bungalow in the very popular Hummersknott area of Darlington!! Be Quick!
This charming detached bungalow on Clare Avenue presents a rare opportunity for discerning buyers. With its spacious layout, the property boasts two inviting reception rooms, three well-proportioned bedrooms, and modern bathroom, making it an ideal family home.

The bungalow is set on a generous corner plot, offering ample parking for up to four vehicles, a significant advantage in this popular neighbourhood. The standout feature of this property is undoubtedly the exquisite rear garden. Recently landscaped, it provides a private oasis filled with an array of fruit trees, 'ripe' for it's new owner and perfect for those who appreciate outdoor living and wish to unwind in a tranquil setting.

Conveniently located, this home is within easy reach of local amenities and is in close proximity to some of the most esteemed schools in Darlington, including Hummersknott Academy, Carmel College, and Mowden Junior School. This makes it an excellent choice for families seeking a nurturing environment for their children.

Bungalows of this calibre are a rarity in today's market, and with its appealing features and prime location, this property is sure to attract considerable interest. We encourage prospective buyers to arrange a viewing promptly to fully appreciate all that this delightful home has to offer. Whether you are looking to settle down or invest, this bungalow is a splendid choice for a comfortable and enjoyable lifestyle.





- Very popular Hummersknott area
- 3 Bedrooms, 2 Living areas
- Exceptional Private garden to the rear, further garden to front and side
- Single garage
- Close to local amenities and schools
- Open plan kitchen / diner
- Plenty of off street parking

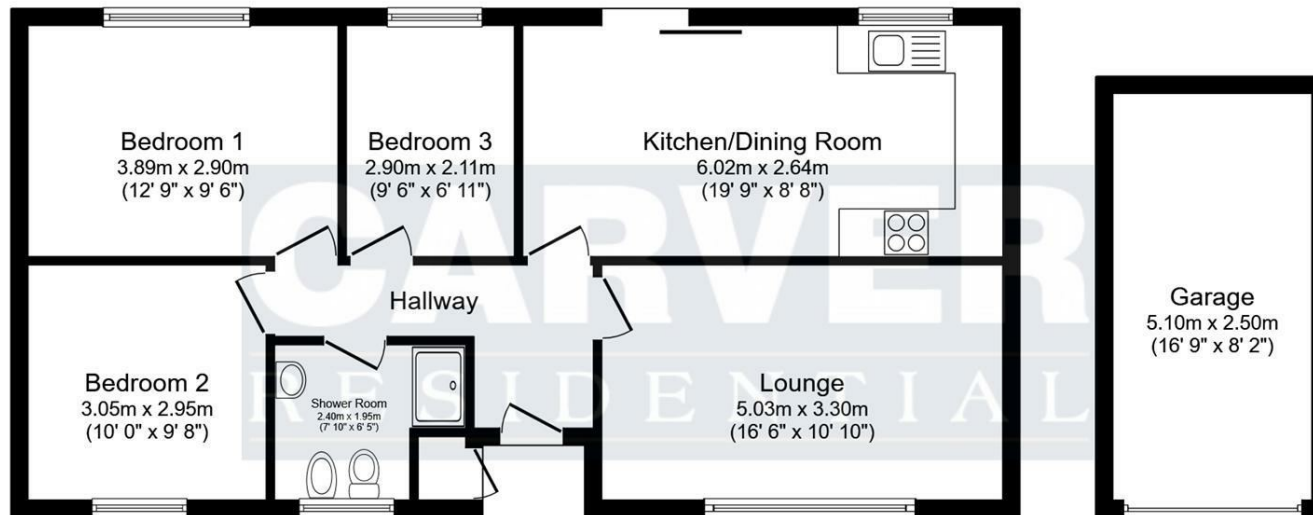
GENERAL INFORMATION:

Tenure: Freehold

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

Double glazing

Local Authority: Darlington Borough Council (Tax Banding D)




Floor Plan
Floor area 71.2 sq.m. (766 sq.ft.)

Garage
Floor area 12.8 sq.m. (137 sq.ft.)

Total floor area: 83.9 sq.m. (903 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
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	57	
(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