



CARVER
RESIDENTIAL
Sales · Lettings · Property Management

Fawn Close
Woodham, DL5 4SX

Offers in the region of £170,000

House - Detached
3 Bedroom/s
1 Bathroom/s

Occupying a CUL-DE-SAC location this double-fronted DETACHED family home occupies a corner plot with potential to extend the property further subject to the usual consents and approvals

Upon entering, you are greeted by a charming entrance vestibule that leads into a dual aspect lounge. This inviting space is enhanced by French doors that open onto the garden, allowing natural light to flood the room and providing a seamless connection to the outdoors. The wood-burning stove adds a touch of warmth and character, perfect for cosy evenings in. The heart of the home is the dual aspect fitted kitchen and dining room, which is both functional and stylish. This area is perfect for entertaining guests or enjoying family meals, with ample space for dining and cooking.

Outside, the property boasts enclosed gardens to the side and rear, featuring a delightful decked area that is perfect for al fresco dining or simply relaxing in the sun. The well-maintained gardens provide a private sanctuary for outdoor enjoyment.

For those with vehicles, the property offers a driveway that accommodates two to three cars





Agents Notes

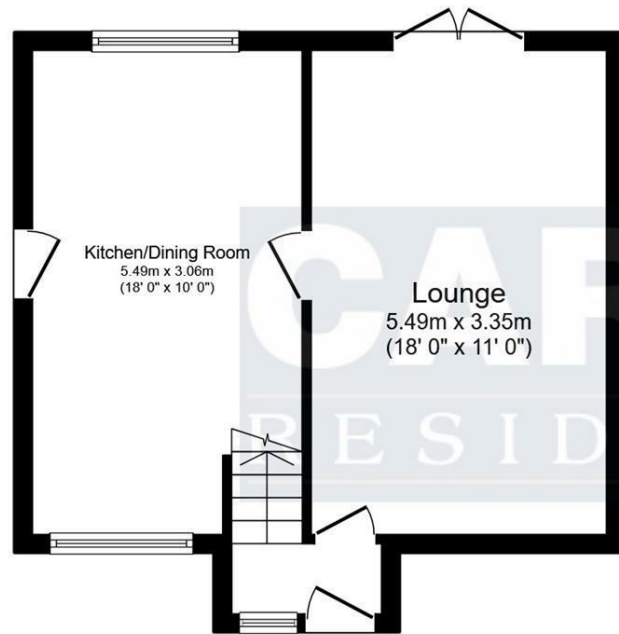
Tenure:- Freehold

Mains gas, (central heating to radiators - boiler installed October 2024), electricity & drainage

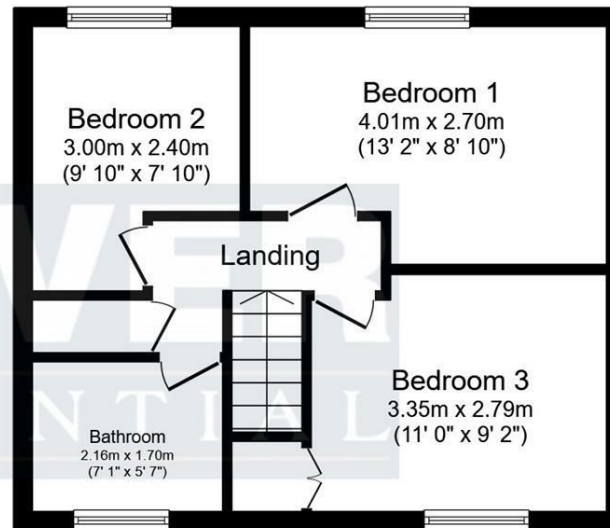
uPVC double glazing throughout

Council Tax:- Band C

Local Authority:- Durham County Council



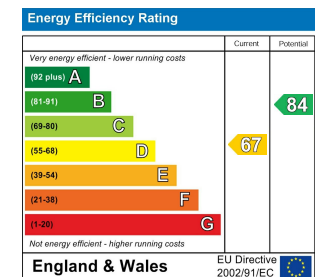
Ground Floor
Floor area 37.3 sq.m. (401 sq.ft.)



First Floor
Floor area 35.8 sq.m. (385 sq.ft.)

Total floor area: 73.1 sq.m. (787 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



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

www.carvergroup.co.uk