



CARVER
RESIDENTIAL
Sales · Lettings · Property Management

Oriel Court
Darlington, DL1 2YE

Offers in the region of £270,000

House - Detached
4 Bedroom/s
1 Bathroom/s

This wonderfully presented, significantly extended detached family home simply must be seen to be appreciated. With flexible space throughout the property can be configured to offer three or four well sized bedrooms with relaxing space in abundance. Having been lovingly modernised and extended by the current owners the property is the ideal family home. Ground floor accommodation consists of a welcoming hallway, spacious lounge, extended dining room & kitchen, ground floor bedroom/sitting room and ground floor WC. The first floor holds an impressive main bedroom which has been modified to provide more room, two further double bedrooms and a family bathroom, again modified to provide more space. Externally the property holds ample off street parking by way of a pretty brick paved driveway and a private rear garden with lawn, decking and patio areas to enjoy. Modern in finish throughout the property boasts mains utilities and UPVC double glazing. EPC rating C, Darlington Borough council tax band C.





- Detached Family Home
- Substantially Extended
- Ground Floor WC
- Ample Off Street Parking

- Three/Four Bedrooms
- Three Reception Rooms
- Private Rear Garden

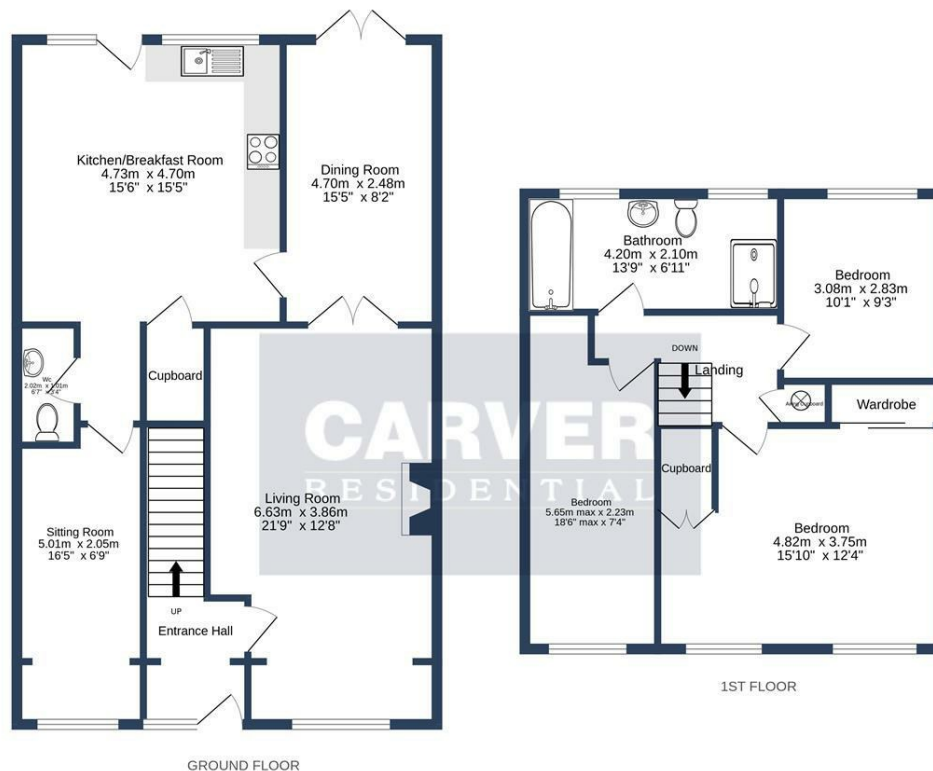
GENERAL INFORMATION

Tenure: Freehold

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

Double glazing throughout.

Local Authority: Darlington Borough Council (Tax Banding C)



ORIEL COURT, DARLINGTON, DL1 2YE.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	71	83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	71	83
(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

www.carvergroup.co.uk