



Nestled in the charming cul-de-sac of Greencroft Close in Darlington, this impressive detached house offers a delightful blend of comfort and style. With four spacious bedrooms and two well-appointed bathrooms, this property is perfect for families seeking a welcoming home in a desirable location.

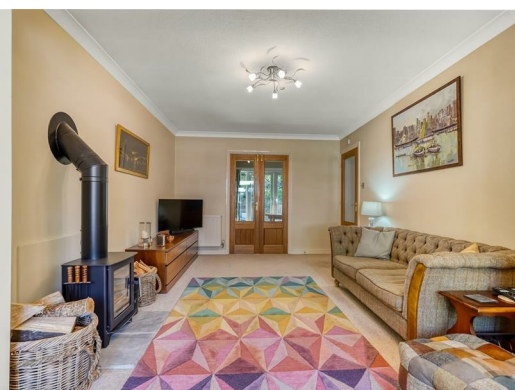
As you enter, you are greeted by a warm and inviting hall that sets the tone for the rest of the house. The living room, complete with a cosy log burner, provides an ideal space for relaxation and family gatherings. The heart of the home is undoubtedly the recently refitted kitchen, which comes equipped with modern appliances, making it a joy for any home cook.

The property boasts two reception rooms, allowing for versatile living spaces that can be tailored to your needs, whether it be a formal dining area or a playroom for the children. The bathroom have also been thoughtfully updated, ensuring both style and functionality.

Outside, you will find attractive, mature gardens that offer a peaceful retreat during the summer months. The well-established greenery provides a perfect backdrop for outdoor entertaining or simply enjoying a quiet moment in the sun.

Located within easy walking distance to well-regarded schools and the vibrant West End, this home is ideally situated for families and professionals alike. With its blend of character and modern conveniences, this property is ready for you to move in and make it your own.





- IMPRESSIVE FOUR BEDROOMED EXTENDED DETACHED HOME
- WITHIN EASY WALKING DISTANCE TO THE VIBRANT TOWN CENTRE
- WELL PRESENTED, READY TO MOVE INTO
- SPACIOUS LIVING ROOM WITH FEATURE LOG BURNER
- LARGE REFITTED BATHROOM/WC
- HIGHLY REGARDED WEST END LOCATION
- CUL-DE-SAC LOCATION
- WELCOMING HALLWAY WITH GROUND FLOOR CLOAK ROOM/WC
- RE-FITTED KITCHEN WITH APPLIANCES
- DRIVEWAY LEADING TO GARAGE

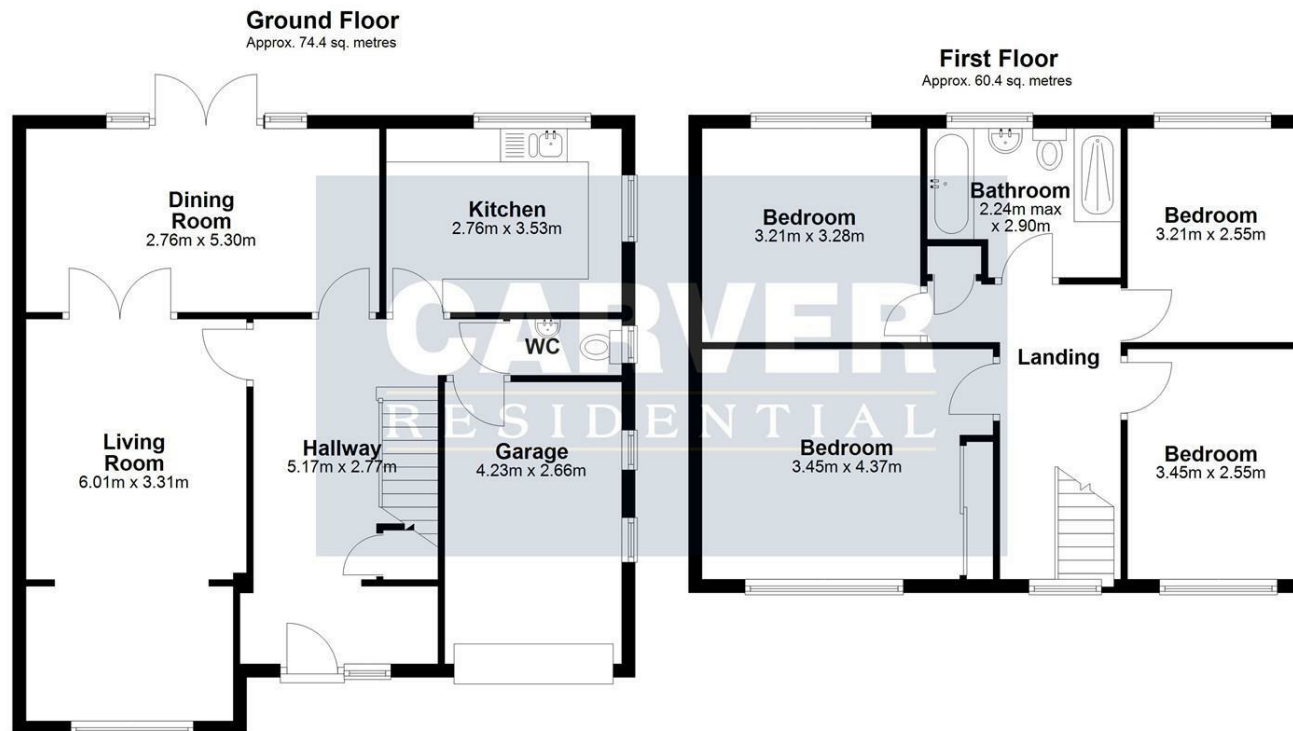
GENERAL INFORMATION

Tenure: Freehold

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

Double glazing

Local Authority: DBC (Tax Banding E)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		68
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Total area: approx. 134.8 sq. metres
9 Greencroft Close, Darlington

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