



Nestled in the tranquil cul-de-sac of Leven Gardens, this impressive modern detached house offers a perfect blend of comfort and style. Situated within the sought-after Ashbrook development, this property is ideal for families seeking a welcoming and spacious home.

As you enter, you are greeted by a welcoming hallway that leads to two well-appointed reception rooms. The living room features a charming fireplace, creating a warm and inviting atmosphere for relaxation and entertaining, also having a conservatory with views over the rear gardens. The heart of the home is undoubtedly the open-plan refitted kitchen and dining area, which is perfect for family gatherings and culinary adventures. Adjacent to this space is a delightful conservatory, providing a bright and airy spot to enjoy the views of the mature, established gardens.

The property boasts four generously sized bedrooms, with the master bedroom benefiting from an en-suite bathroom for added convenience. Each room has been extensively improved throughout, ensuring a modern and comfortable living experience.

Outside, the extensive block-paved driveway leads to a garage, providing ample parking space for residents and guests alike. The beautifully maintained gardens offer a serene outdoor retreat, perfect for enjoying the fresh air or hosting summer barbecues.





- EXTENDED FOUR BEDROOMED DETACHED PROPERTY
- CUL-DE-SAC LOCATION
- FULLY DOUBLE GLAZED CONSERVATORY
- EN-SUITE OFF MASTER BEDROOM
- INTERNAL VIEWING WILL IMPRESS THE DISCERNING BUYER
- SMALL EXCLUSIVE DEVELOPMENT
- TWO RECEPTION ROOMS
- GROUND FLOOR CLOAKS/WC
- EXTENSIVE BLOCK PAVED DRIVEWAY LEADING TO GARAGE
- EASY ACCESS TO THE A1M/A66 & THE RAILWAY STATION

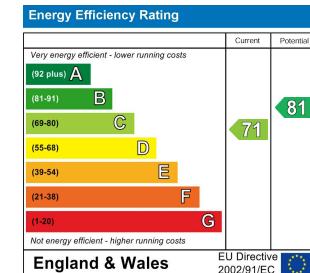
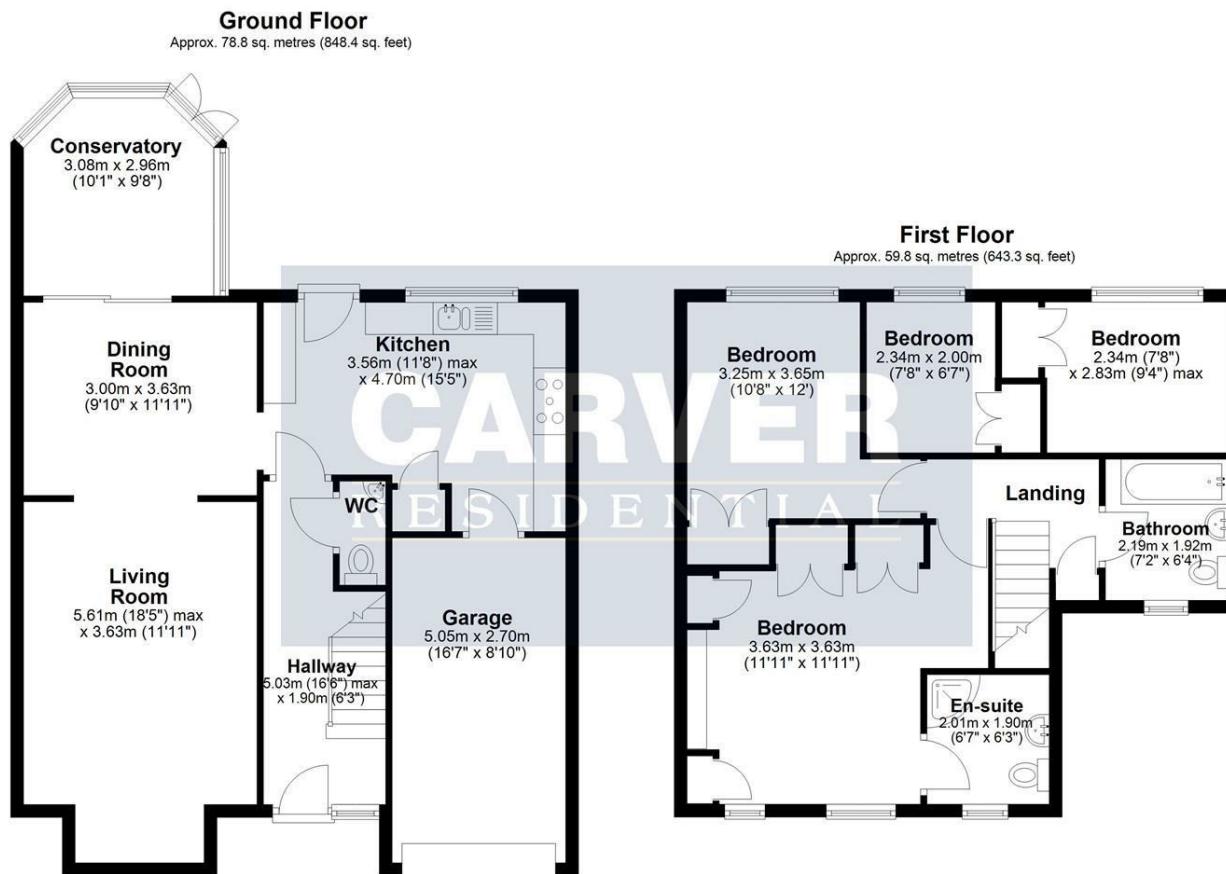
GENERAL INFORMATION

Tenure: Freehold

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

Double glazing

Local Authority: Darlington Borough Council (Tax Banding E)



We can search 1,000s
of mortgages for you



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

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



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