



Located in the sought-after area of Chestnut Drive, Darlington, this impressive three-bedroom semi-detached home has been thoughtfully enhanced beyond its original specification, making it a perfect choice for those seeking a spacious and modern living environment.

Upon entering, you will be greeted by a welcoming hallway, that sets the tone for the rest of the property. The home boasts three well-proportioned bedrooms, providing ample space for families or those wishing to create a comfortable guest room or home office. The refitted kitchen/diner is a standout feature, designed with both style and functionality in mind, making it ideal for culinary enthusiasts and family gatherings alike.

The property also includes a contemporary shower room and a convenient cloakroom/WC, ensuring that the needs of modern living are met with ease. Outside, you will find parking for up to three vehicles, a valuable asset in today's busy world. The low-maintenance rear garden is a delightful retreat, complete with a charming summerhouse, perfect for enjoying the outdoors or entertaining guests.

This home is situated within a popular development, offering a sense of community while still being close to local amenities and transport links. It is truly a ready-to-move-into forever home, combining comfort, style, and practicality in one attractive package. Don't miss the opportunity to make this exceptional property your own.





- Impressive semi-detached property
- Ready to move into
- Refitted kitchen with integrated appliances
- Drive & garage with electric door
- Refitted shower room/WC

- Popular development
- Improved throughout by the present owners
- Bespoke summerhouse excellent addition to the property
- Handy ground floor cloaks/wc

GENERAL INFORMATION

Tenure: Freehold

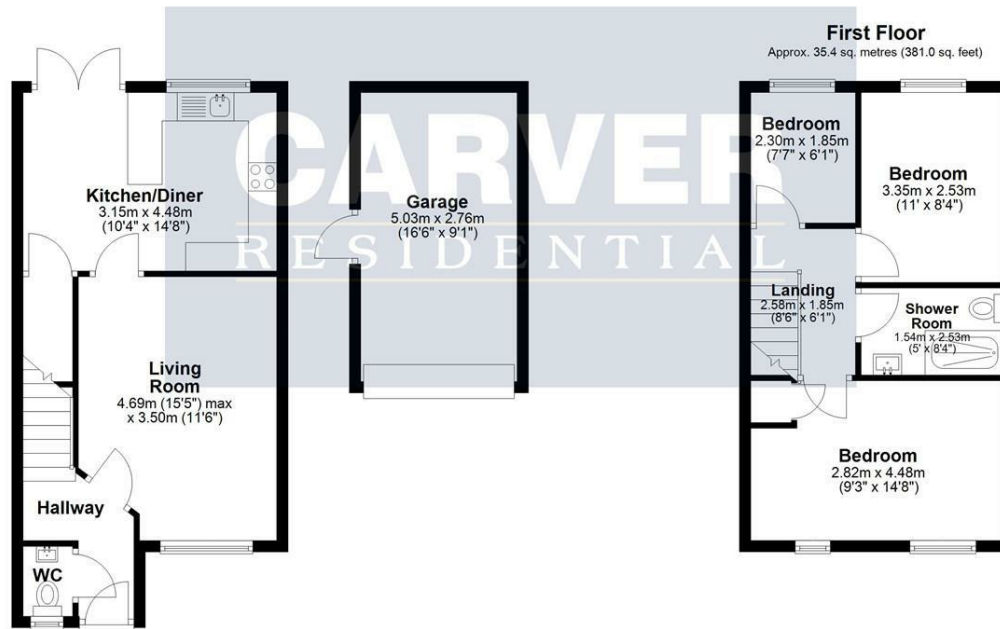
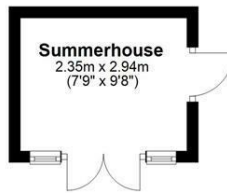
Services: Gas central heating, mains electric, water and drainage.

Double glazing, fitted carpets and blinds included

Local Authority: Darlington Borough Council (Tax Banding B)


Ground Floor

Approx. 58.8 sq. metres (632.9 sq. feet)



First Floor

Approx. 35.4 sq. metres (381.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	73	73
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Total area: approx. 94.2 sq. metres (1013.9 sq. feet)
56 Chestnut Drive, 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