



Carlbury Crescent, is a highly desirable location, situated in the prestigious West End, this stunning semi-detached house is a true gem that has been thoughtfully upgraded to offer spacious and contemporary living. As you step through the entrance porch, you are greeted by a welcoming hall that sets the tone for the rest of this remarkable home.

The ground floor boasts a well-appointed living room that flows seamlessly into an open-plan kitchen and dining area. The kitchen is a chef's delight, featuring high-quality units and elegant granite work surfaces, with a host of integrated appliances perfect for both cooking and entertaining. Additionally, a fully double-glazed conservatory provides a bright and airy space to relax, while a handy utility and cloakroom with WC add to the practicality of this home.

Venturing to the first floor, you will find a spacious landing leading to three good-sized bedrooms, each offering ample space for relaxation and rest. The contemporary family bathroom has been beautifully refitted and includes a fabulous suite with a separate walk-in shower, ensuring comfort and convenience for all.

Outside, the property features a driveway leading to a garage, providing off-street parking. The west-facing rear garden is a delightful outdoor space, perfect for enjoying the afternoon sun and hosting gatherings with family and friends.





- Stunning larger style family home
- Within easy access to excellent schools
- Internal viewing is the only way to appreciate every aspect of this fine home
- Handy cloaks/wc and utility room
- West facing private rear garden
- Located within the highly regarded West End area
- Impressive interior
- Open plan kitchen/diner with quality appliances
- Fabulous bathroom/wc with walk-in shower
- Drive and garage

GENERAL INFORMATION

Tenure: Freehold

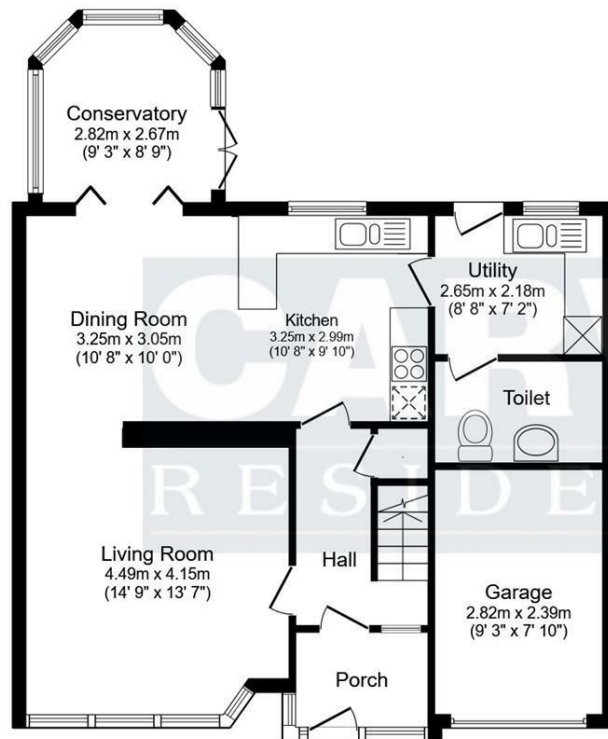
Services: Gas central heating, mains electric, water and drainage.

Double glazing

Local Authority: Darlington Borough Council (Tax Banding C)

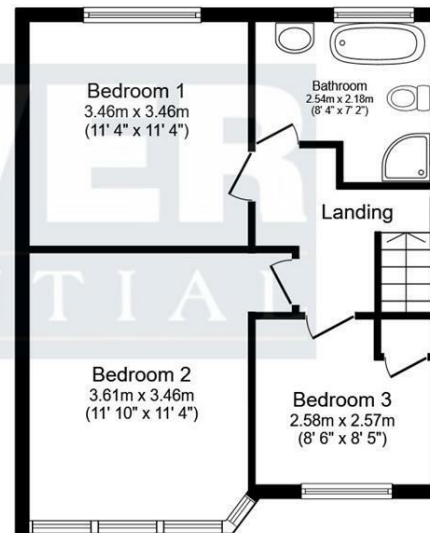
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Ground Floor

Floor area 79.0 sq.m. (850 sq.ft.)



First Floor

Floor area 48.1 sq.m. (518 sq.ft.)

Total floor area: 127.1 sq.m. (1,368 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		67	80
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

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MAB 6202



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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