



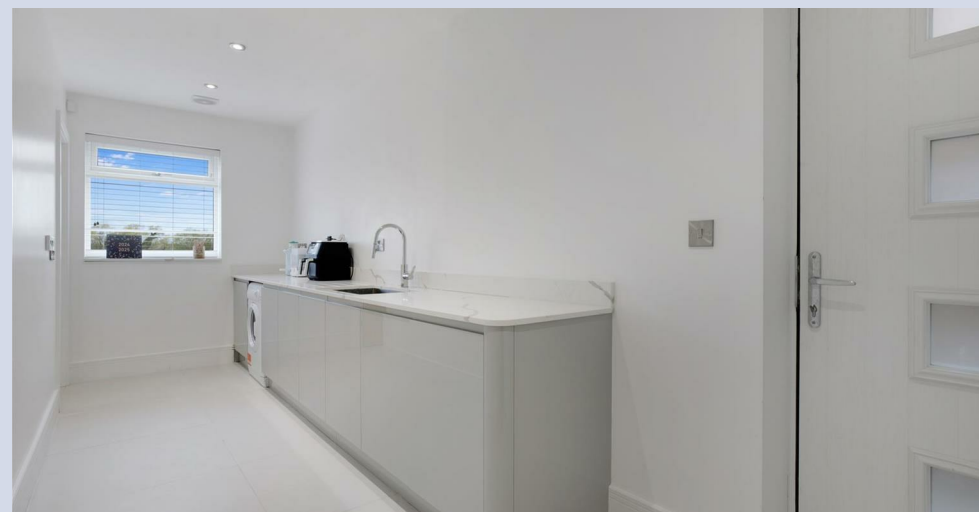
**CARVER**  
RESIDENTIAL  
Sales · Lettings · Property Management

New Lane,  
Neasham, Darlington, DL2 1QR  
**Offers over £700,000**

House - Detached  
4 Bedroom/s  
4 Bathroom/s

This is a stunning modern home located within the gated Teesdale View development in the charming village of Neasham, just outside of Darlington. This detached property boasts not only a prime location but also offers a spacious layout, totalling 3348 square feet, perfect for a growing family. As you step inside, you are greeted by a most impressive entrance hallway with access into the sitting room and then into the large, open plan family, kitchen/dining space on the rear ideal for entertaining guests or simply relaxing with your loved ones. With four generously sized bedrooms, there is ample space for everyone to enjoy their own private sanctuary. The exceptional bathrooms/shower rooms ensure convenience and comfort for all residents. One of the highlights of this property is the picturesque countryside views to the rear, providing a tranquil and scenic backdrop to your daily life. This high-quality home ensures a luxurious and comfortable living experience. The double garage offers plenty of space for your vehicles and additional storage.





- EXCEPTIONAL HOME
- HIGH QUALITY THROUGHOUT
- GATED COMMUNITY
- UNDERFLOOR HEATING
- 3348 SQ FT

- STUNNING VIEWS TO THE REAR
- DOUBLE GARAGE
- LARGE OPEN PLAN KITCHEN/FAMILY ROOM
- BOSE SURROUND SOUND

**GENERAL INFORMATION:**

Tenure: Freehold  
Services: Gas central heating, mains electric, water and drainage.  
Double glazing  
Local Authority: Darlington Borough Council (Tax Banding G).  
Shared gated access - management company not yet established for communal costs.

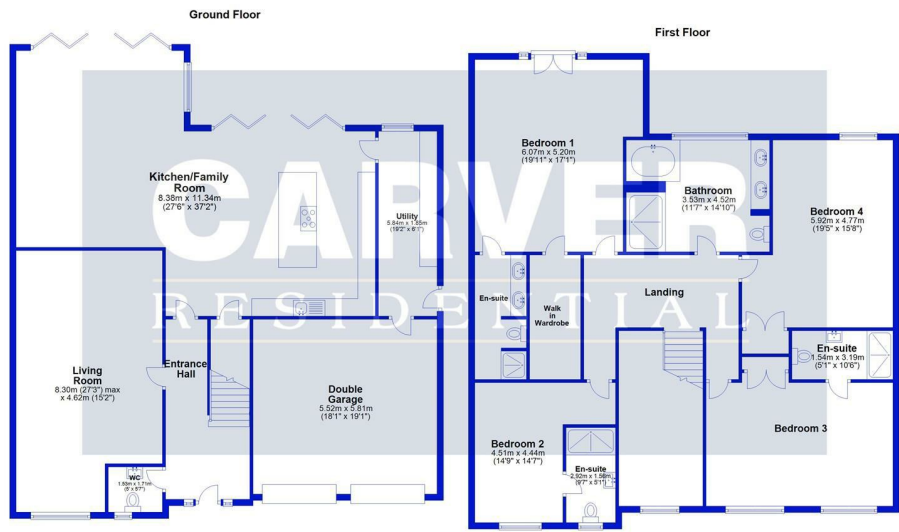




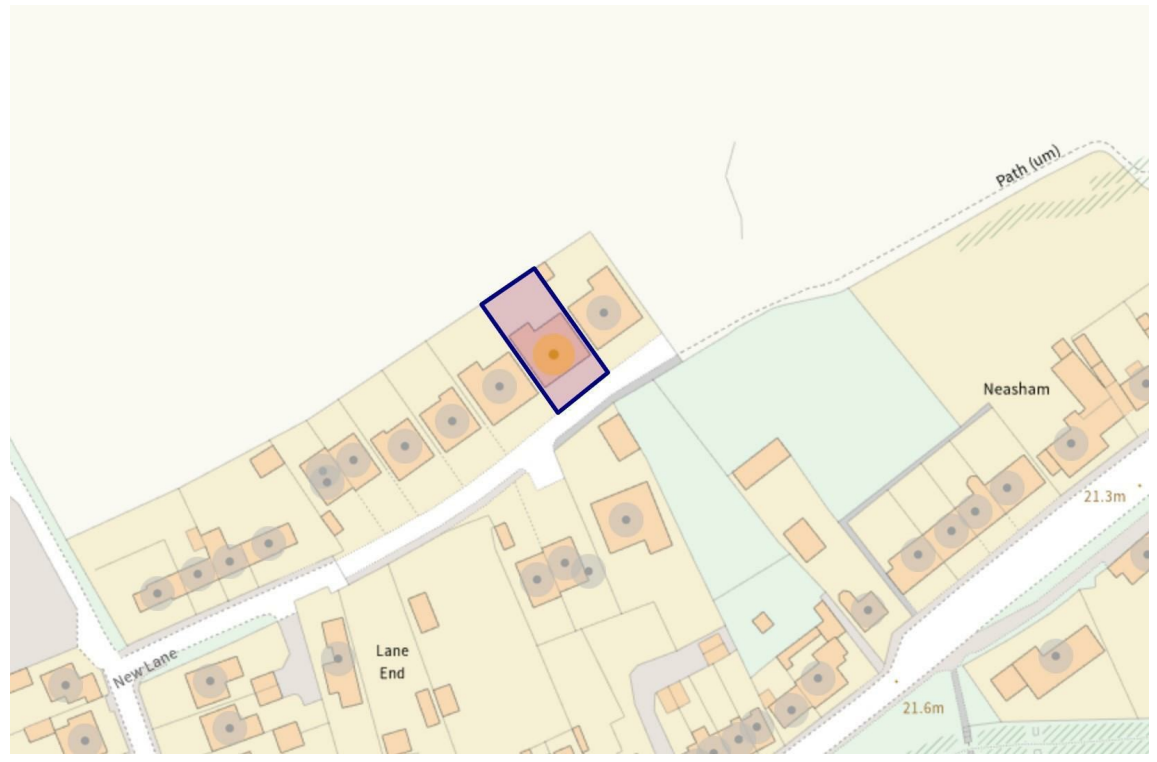




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
101-120	A	84	95
81-100	B		
61-80	C		
41-60	D		
21-40	E		
1-20	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC



For identification purposes only. Not to scale. Plan produced using PlanUp.



**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](http://www.mortgageadvicebureau.com/carver)

**Mortgage Advice Bureau** 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  
 County Durham, DL3 7AA  
 Tel: 01325 357807  
[sales@carvergroup.co.uk](mailto:sales@carvergroup.co.uk)

26 Market Place, Richmond  
 North Yorkshire, DL10 4QG  
 Tel: 01748 825317  
[richmond@carvergroup.co.uk](mailto:richmond@carvergroup.co.uk)

43 Dalton Way, Newton Aycliffe  
 County Durham, DL5 4DJ  
 Tel: 01325 320676  
[aycliffe@carvergroup.co.uk](mailto:aycliffe@carvergroup.co.uk)

219 High Street, Northallerton  
 North Yorkshire, DL7 8LW  
 Tel: 01609 777710  
[northallerton@carvergroup.co.uk](mailto:northallerton@carvergroup.co.uk)