



CARVER
RESIDENTIAL
Sales · Lettings · Property Management

New Lane,
Neasham, Darlington, DL2 1QR
Offers in the region of £795,000

House - Detached
5 Bedroom/s
4 Bathroom/s

A fantastic opportunity to purchase a large, detached property (built in 2020) with countryside views to the side and rear. A modern home which is sat within an exclusive gated development of just 10 properties, in the centre of a picturesque village only 10 minutes drive from Darlington and Yarm. This particular property is situated in the corner of the development and comprises of five large bedrooms, four en-suite bath/shower rooms, large living kitchen area with two sets of bi folding doors to rear which lead out to an all weather glass room. There is a large utility room, cloak room/downstairs WC, sitting/cinema room and large study. This home, when purchased had over £30,000 of developer upgrades inc - spot lights throughout, a stunning chandelier light, brushed chrome switches and sockets, fully tiled bathrooms and upgraded fittings, upgraded Bosch kitchen appliances, carpeted rooms and under floor heating on the ground floor. To the rear is a landscaped garden with a large composite decked area. Also having a lovely summer house too. The property has a double garage with electric roller doors and in total measures 310.40 sqm (3341 sq') exc. garage.

Hurworth Village is 1.2 miles away which has Rockcliffe Hall Hotel, Spa and Golf Club, The Bay Horse, Hurworth (Award winning restaurant and public house) and Excellent schooling.

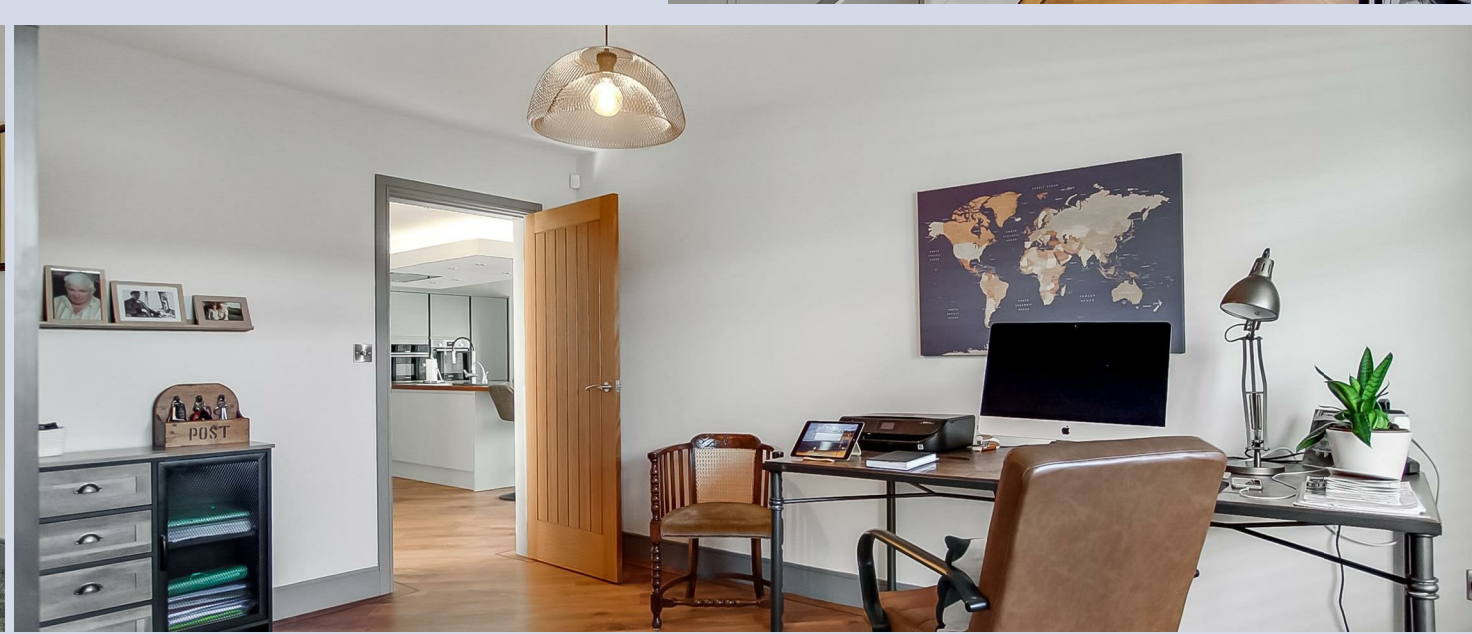




- CORNER PLOT WITH COUNTRYSIDE VIEWS
- SECURE GATED DEVELOPMENT
- FIVE BEDROOMS
- RURAL LOCATION
- 10 MINUTES DRIVE TO DARLINGTON TRAIN STATION
- UTILITY ROOM
- FOUR EN-SUITES
- DOUBLE GARAGE

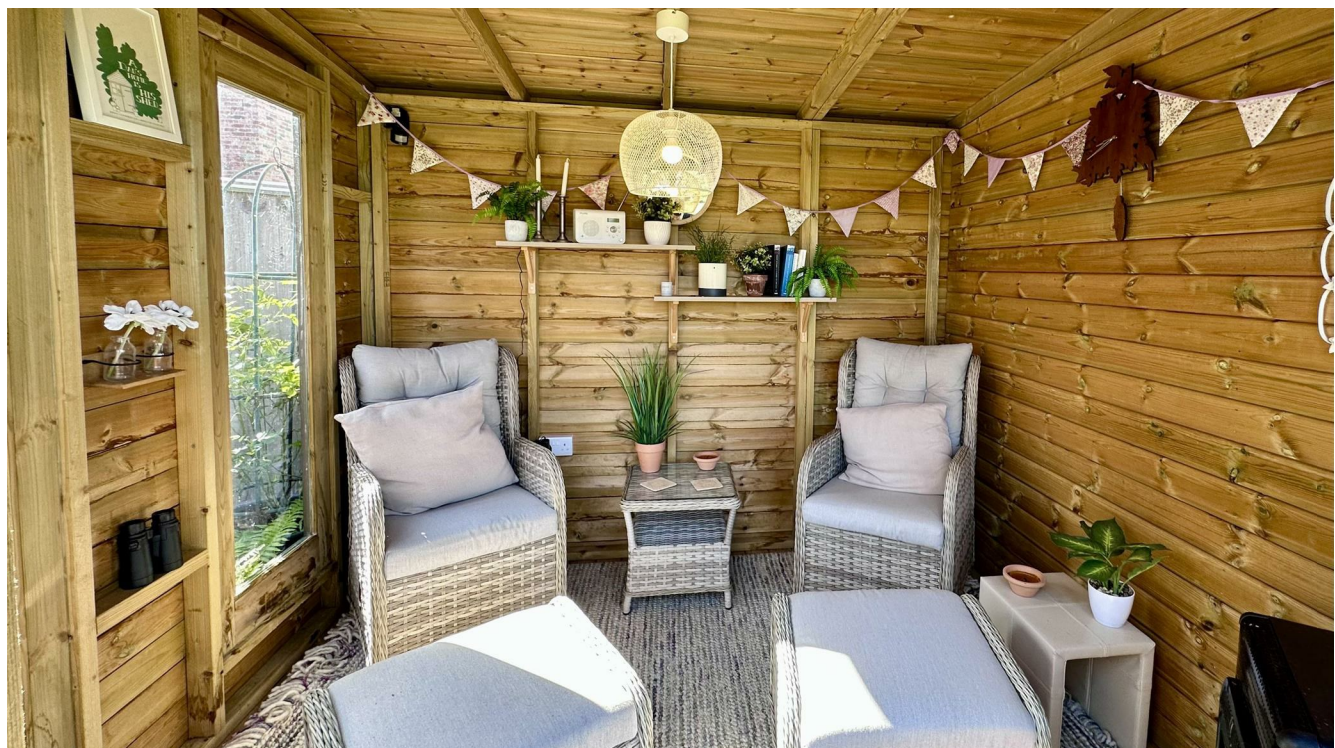
GENERAL INFORMATION:

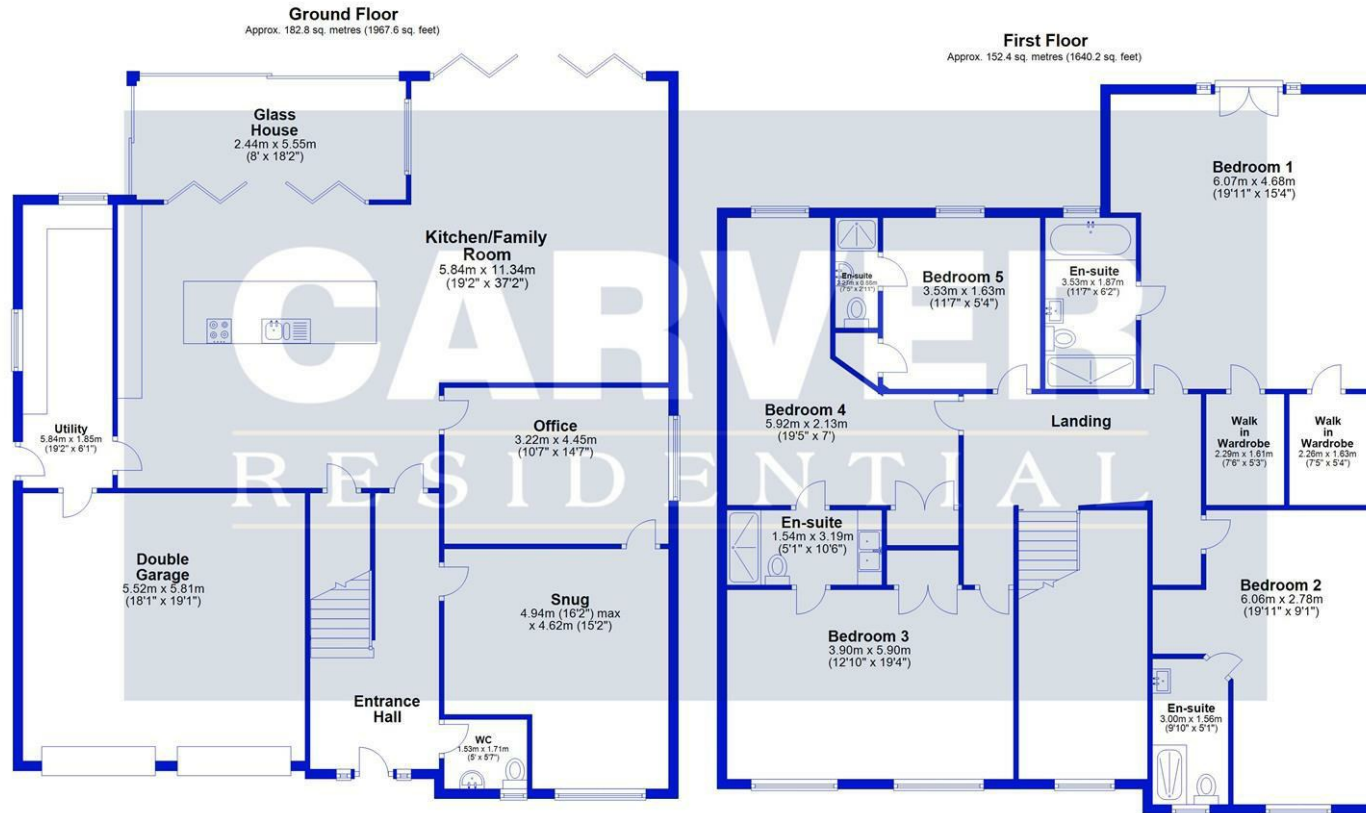
Tenure: Freehold
 Services: Gas central heating, mains electric, water and drainage.
 Double glazing
 Local Authority: Darlington Borough Council (Tax Banding G).
 Shared gated access - New Lane Management Company Ltd. £20 per month per dwelling.











Total area: approx. 335.2 sq. metres (3607.8 sq. feet)

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

naea
propertymark

PROTECTED



14 Duke Street, Darlington
County Durham, DL3 7AA
Tel: 01325 357807
sales@carvergroup.co.uk

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

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

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

www.carvergroup.co.uk