



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

Elms Road,  
Darlington, DL3 7PY  
**Price £475,000**

House - Semi-Detached  
5 Bedroom/s  
2 Bathroom/s



Welcome to Elms Road, Darlington - located within walking distance of the Town Centre, a truly stunning family home that has been greatly improved throughout, while still retaining its charming character. This spacious home offers flexible living space with 1 reception room and a library, 5 bedrooms, 2 bathrooms, ground floor WC and utility room making it perfect for a growing family.

As you step inside, you'll be greeted by a beautifully renovated interior which boasts a perfect blend of modern amenities and traditional charm, creating a warm and inviting atmosphere.

One of the highlights of this property is the mature, established gardens that surround the house, providing a peaceful retreat right at your doorstep, imagine spending sunny afternoons relaxing in your own private oasis or hosting gatherings with friends and family in this picturesque setting.

Additionally, the property comes with a garage, offering convenient parking and extra storage space for your belongings. Whether you're looking for a cozy corner to unwind after a long day or a spacious area to entertain guests, this home has it all.

Don't miss out on the opportunity to make this house your new home. With its flexible living space, beautiful gardens, and ideal location in Darlington, this property is truly a gem waiting to be discovered.





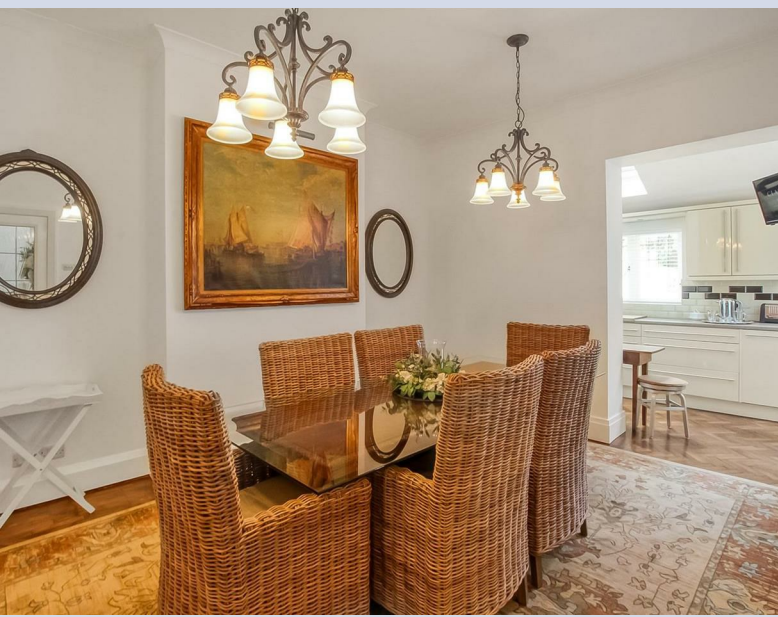


- STUNNING FAMILY HOME
- RETAINING A WEALTH OF CHARM AND CHARACTER
- ACCOMMODATION OVER THREE FLOORS
- SITUATED WITH WALKING DISTANCE TO THE VIBRANT TOWN CENTRE
- PRIVACY GATES TO DRIVE AND GARAGE
- SYMPATHETICALLY UPGRADED
- FULLY FITTED KITCHEN WITH QUALITY APPLIANCES
- OFFERING FLEXIBLE LIVING
- LANDSCAPED GARDENS BY WILKINSONS
- NO ONWARD CHAIN

**GENERAL INFORMATION:**

Tenure: Freehold  
 Services: Gas central heating, mains electric, water and drainage.  
 Double glazing  
 Local Authority: Darlington Borough Council (Tax Banding D)

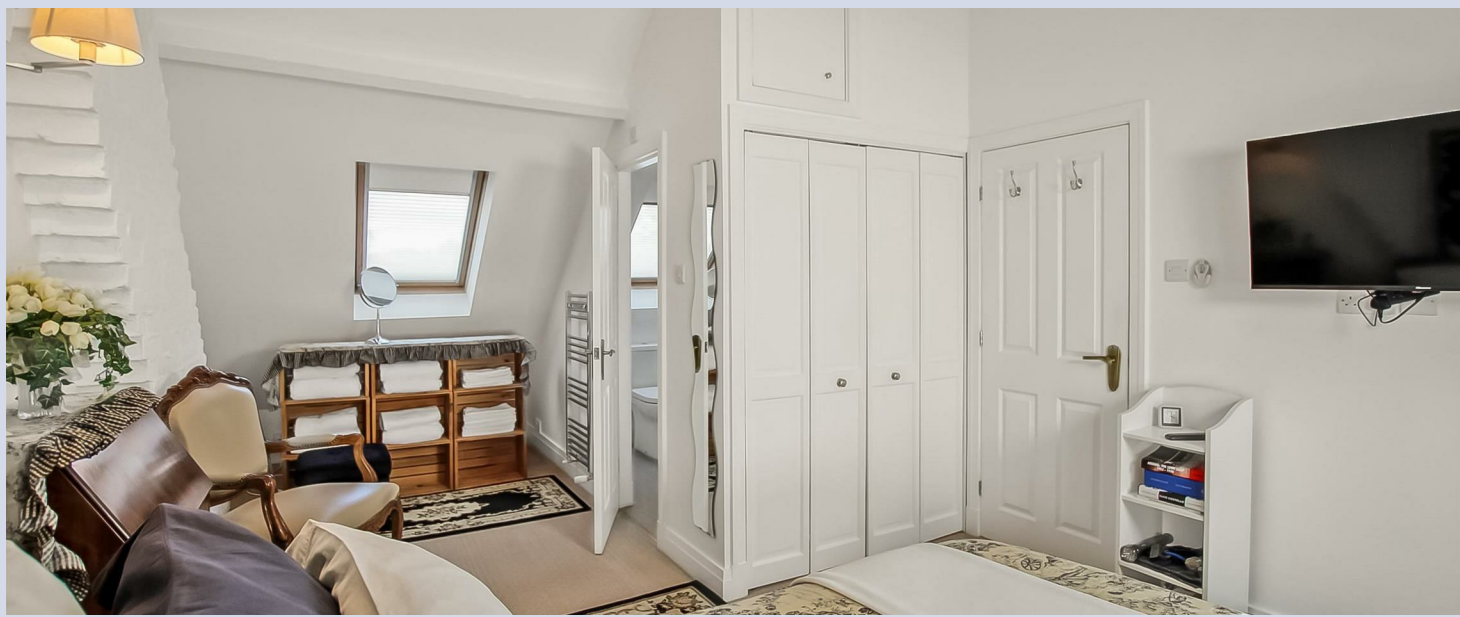








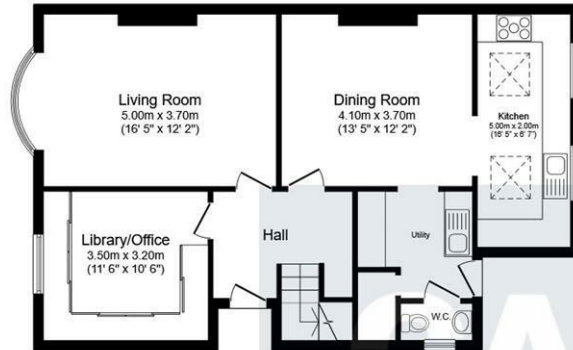




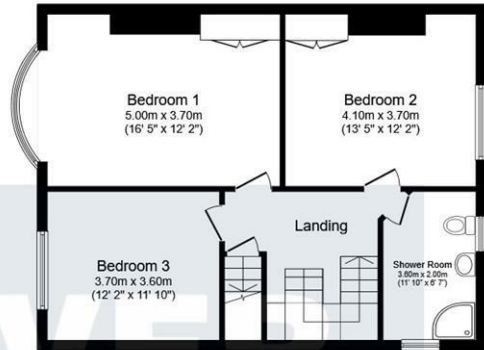




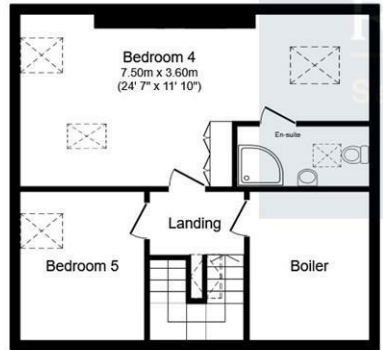




Ground Floor



First Floor



Second Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
101-120	A		
81-100	B		
61-80	C	74	82
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	

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

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

**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)



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

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