



CARVER
RESIDENTIAL
Sales · Lettings · Property Management

Merrybent,

Darlington, DL2 2LE

Offers in the region of £450,000

House - Detached
3 Bedroom/s
2 Bathroom/s

Welcome to this stunning detached house in the charming location of Merrybent just outside of Darlington. This property boasts impressive accommodation which provides ample space for comfortable living. As you step inside, you'll be greeted by an incredible finish throughout the house, showcasing the attention to detail and quality of the property. The large open plan kitchen extension on the ground floor is perfect for hosting gatherings with family and friends, making it the heart of the home. One of the highlights of this property is the south-facing garden, offering a peaceful rural outlook where you can relax and unwind. Imagine enjoying your morning coffee or hosting summer barbecues in this beautiful outdoor space. Conveniently located just a 5-minute drive from Darlington town centre, you'll have easy access to a range of amenities, shops, and restaurants. Additionally, the off-street parking adds to the convenience of this property, ensuring you never have to worry about finding a parking space. Don't miss the opportunity to make this detached house in Merrybent your new home. Book a viewing today and experience the charm and comfort this property has to offer.





- EXTENDED DETACHED FAMILY HOME
- INCREDIBLE OPEN PLAN EXTENSION
- OFF STREET PARKING
- LUXURIOUS BATHROOM
- STUNNING RURAL VIEWS
- HIGH QUALITY FINISH
- LARGE SOUTH FACING REAR GARDEN

GENERAL INFORMATION:

Tenure: Freehold

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

Double glazing - New Aluminium Double Glazing Recently Installed

Local Authority: Darlington Borough Council (Tax Banding E)

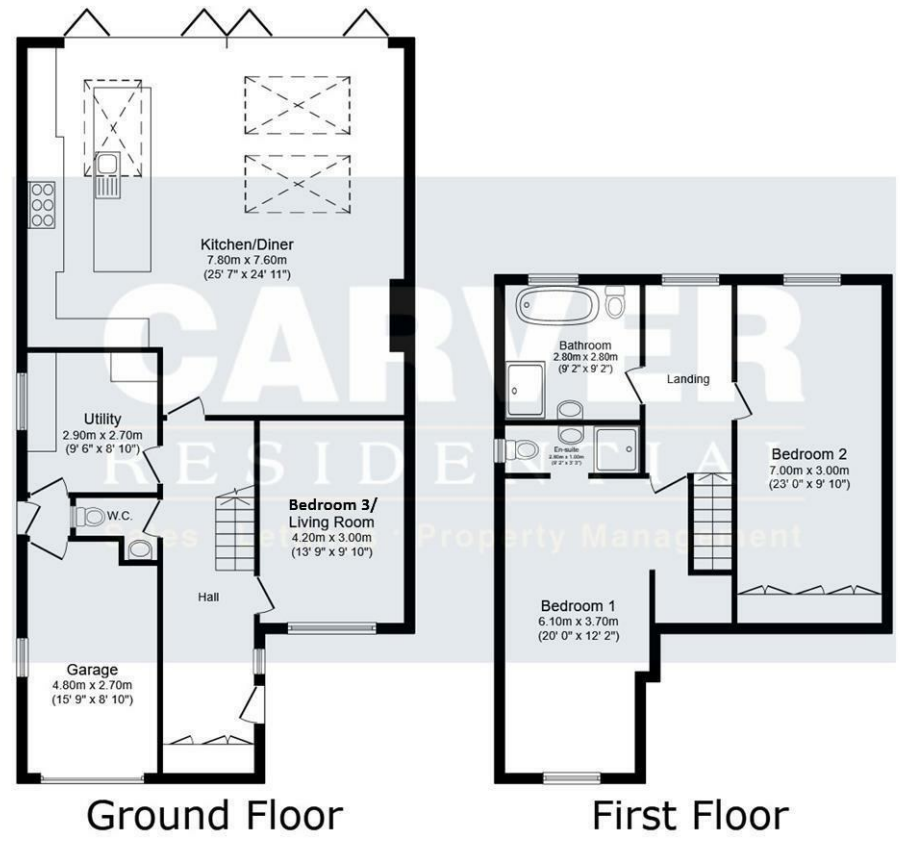








Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
81-91	A		
69-80	B		
55-68	C		
45-54	D		
35-44	E		
25-34	F		
1-24	G		
Not energy efficient - higher running costs			
England & Wales		69	54
		EU Directive 2002/91/EC	



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

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

 PROTECTED	 THE UK ASSOCIATION OF LETTING AGENTS	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
----------------------	--	--	--	--	--