



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

Foxglove Close  
Darlington, DL1 3FB

**Offers over £150,000**

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

This impressive semi-detached house offers a delightful blend of space and comfort, making it an ideal choice for a variety of buyers. As you step inside, you are greeted by a welcoming hallway that features a convenient cloakroom and WC, ensuring practicality for family living.

The property also has a well appointed living room. The fitted kitchen/diner is a true highlight, complete with French doors that open seamlessly to the rear garden, allowing for a wonderful flow between indoor and outdoor spaces. This area is perfect for family meals or hosting gatherings with friends.

The home comprises three spacious double bedrooms, each designed with comfort in mind. The master bedroom benefits from an en-suite bathroom, offering a private retreat for the homeowners. The additional two bedrooms are equally well-proportioned, making them suitable for family members or guests.

Outside, the established rear garden provides a tranquil setting for outdoor activities. The property also includes a driveway allowing off road parking.





- POPULAR CUL-DE-SAC LOCATION
- WELL REGARDED AREA, WITHIN WALKING DISTANCE TO SCHOOLS, SHOPS AND AMENITIES
- THREE STORY SPACIOUS HOME
- GROUND FLOOR CLOAKS/WC
- FITTED KITCHEN/DINER WITH INTEGRATED COOKING APPLIANCES
- LARGE MASTER BEDROOM WITH EN-SUITE/WC
- GARDEN TO REAR
- DRIVEWAY AND GARAGE
- INTERNAL VIEWING WILL IMPRESS

#### GENERAL INFORMATION

Tenure: Freehold

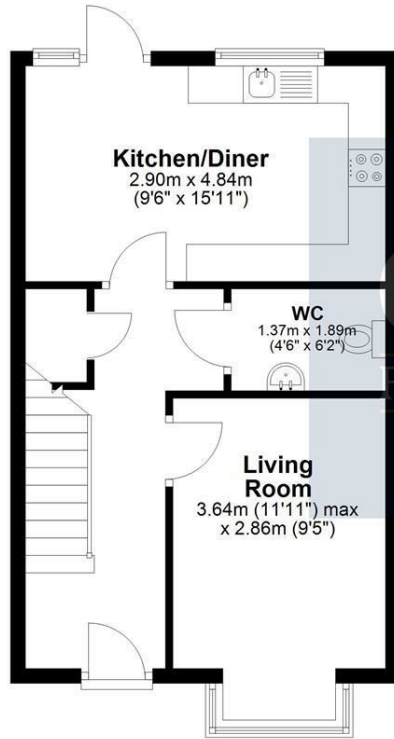
Services: Gas central heating, mains electric, water and drainage.

Double glazing

Local Authority: Darlington Borough Council (Tax Banding C)

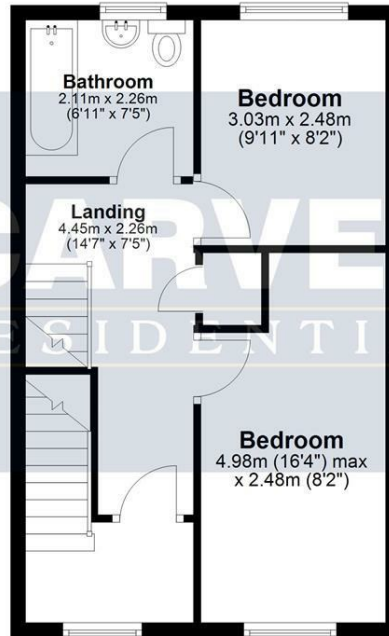
### Ground Floor

Approx. 39.5 sq. metres (425.6 sq. feet)



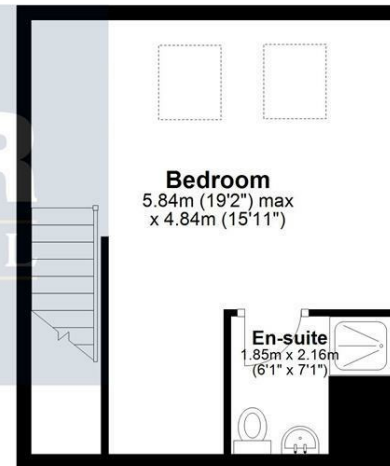
### First Floor

Approx. 39.3 sq. metres (422.7 sq. feet)



### Second Floor

Approx. 28.5 sq. metres (307.1 sq. feet)



Total area: approx. 107.3 sq. metres (1155.5 sq. feet)

**12 Foxglove Close, Darlington**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>90</b>
(81-91) <b>B</b>		<b>80</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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](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**  
Co Durham, DL3 7AA  
01325 357807  
[sales@carvergroup.co.uk](mailto:sales@carvergroup.co.uk)

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

**41 Market Place, Richmond**  
North Yorkshire, DL10 4QL  
01748 825317  
[richmond@carvergroup.co.uk](mailto:richmond@carvergroup.co.uk)

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