

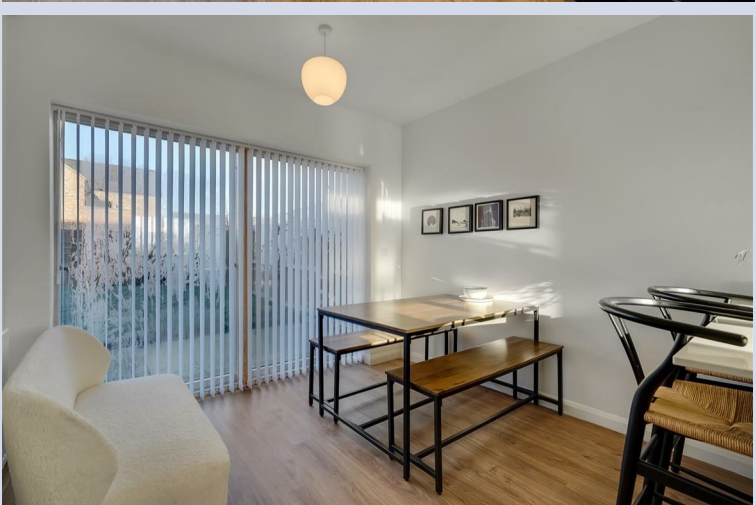


**CARVER**  
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77, Yarm Road,  
Middleton St George, Darlington, DL2 1FX  
**Offers in the region of £325,000**

House - Detached  
4 Bedroom/s  
2 Bathroom/s

The Rowan is a stunning property with high ceilings, oversized roof lights and large floor to ceiling windows which increase natural light, creating a sense of space and openness throughout the property's generous accommodation. Viewing will reveal a welcoming hall way, with under stairs utility cupboard and separate WC as well as access to the integral garage. There is a kitchen with integrated appliances and breakfast bar and dining area with sliding doors to the rear garden. There are two double bedrooms with a house bathroom. To the second floor there are two further generous double bedrooms with built in storage cupboards and the main bedroom having an ensuite. Externally there are front and rear gardens and a driveway to the rear with garage. The ground floor features an open plan family kitchen and dining room across the hallway is access to the store (with in built space for utility area) and downstairs W.C. To the first floor is a living room with an oversized south facing window draws the light into this generous multi-use area. A family bathroom and two bedrooms are also accessed from a sizable landing area. The top floor contains two expansive bedrooms running front to back, with south facing floor to ceiling dormer windows at one end and oversized Velux roof and wall lights to the other. Both bedrooms feature walk-in wardrobes and the main bedroom contains a luxury ensuite.





- SPACIOUS FAMILY HOME
- VIEWING ESSENTIAL
- GRAND MAIN BEDROOM WITH ENSUITE
- BEAUTIFULLY PRESENTED
- FULL HEIGHT WINDOWS
- PARKING AND GARAGE (CURRENTLY STORE)

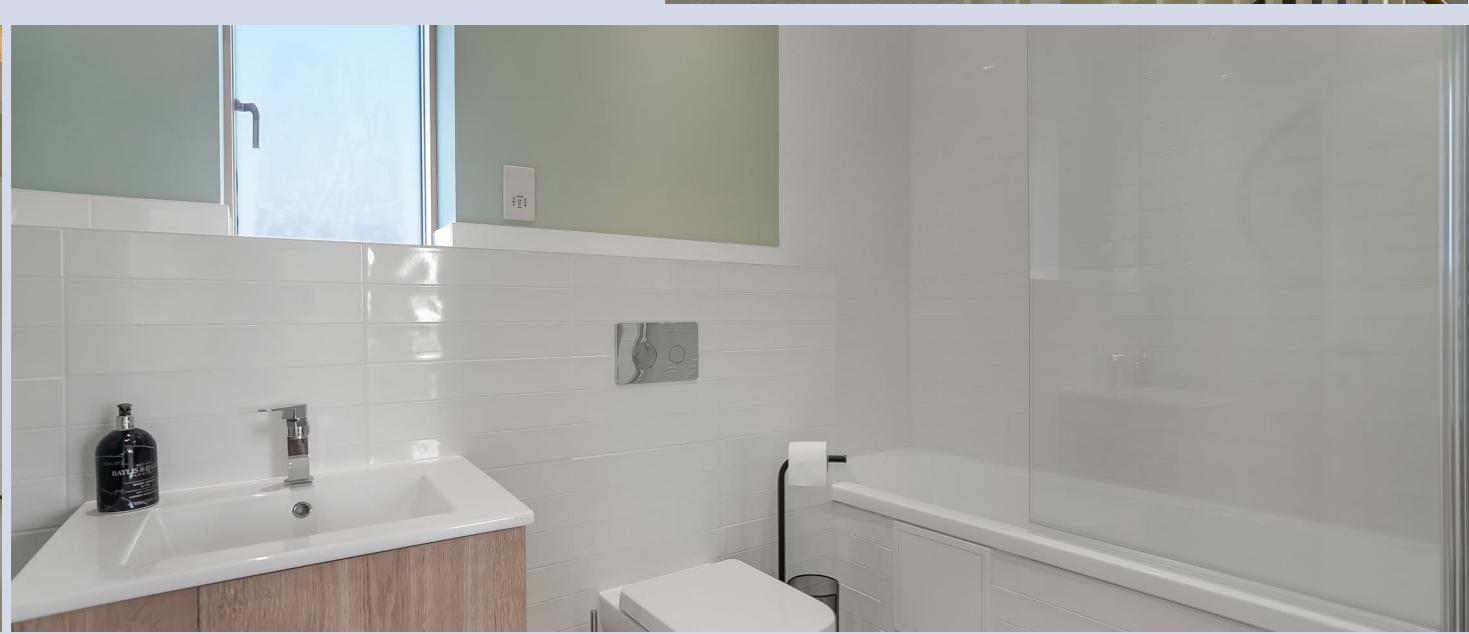
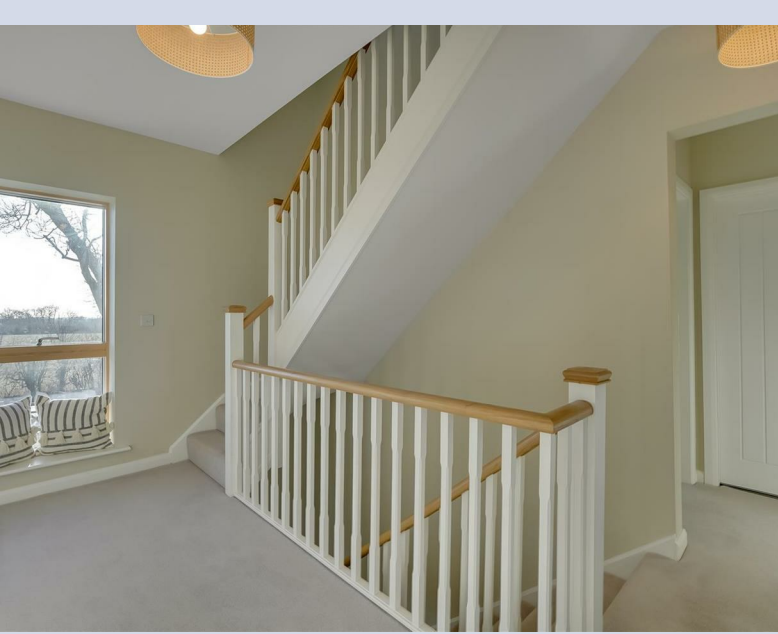
**GENERAL INFORMATION:**

Tenure: Freehold

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

Double glazing

Local Authority: Darlington Borough Council (Tax Banding F)











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
81-91	A	84	91
69-80	B		
55-68	C		
49-54	D		
35-48	E		
21-34	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Total area: approx. 149.3 sq. metres (1607.5 sq. feet)  
 For identification purposes only. Not to scale.  
 Plan produced using PlanUp.

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MAB 6202



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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)