



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

Pentland Grove  
Darlington, DL3 8BA

**Offers in the region of £375,000**

Bungalow - Dormer  
Detached  
3 Bedroom/s  
2 Bathroom/s

Nestled in the charming Pentland Grove area of Darlington, this delightful dormer detached bungalow presents an exceptional opportunity for those seeking a versatile and inviting home. With three well-proportioned reception rooms, this property offers ample space for both relaxation and entertaining, making it ideal for families or those who enjoy hosting guests.

The accommodation comprises three comfortable bedrooms, providing a peaceful retreat for all members of the household. The two modern bathrooms ensure convenience and privacy, catering to the needs of a busy lifestyle. Upon entering, you are greeted by a welcoming hallway adorned with a stunning oak and glass balustrade, setting a tone of elegance that flows throughout the home.

The heart of the property is undoubtedly the spacious kitchen, which has been thoughtfully designed to accommodate culinary enthusiasts. Its generous layout allows for easy movement and functionality, making meal preparation a pleasure. Adjacent to the kitchen, the south-facing conservatory invites an abundance of natural light, creating a warm and inviting atmosphere that is perfect for enjoying morning coffee or afternoon tea.

The mature and established rear garden is a true highlight, offering a serene outdoor space for relaxation and recreation. Whether you wish to cultivate your green thumb or simply unwind in a tranquil setting, this garden provides the perfect backdrop.





- UNIQUE DETACHED PROPERTY
- ROOF REPLACED IN 2020 BATHROOM/WC AND SHOWER ROOM BOTH REFITTED
- OAK INTERNAL DOORS
- SOUTH FACING PRIVATE REAR MATURE, ESTABLISHED GARDEN
- DOUBLE DRIVEWAY LEADING TO LARGE GARAGE
- SMALL CUL-DE-SAC
- PROPERTY OFFERS FLEXIBLE LIVING SPACE
- STYLISH, READY TO MOVE INTO
- LARGE REFITTED KITCHEN WITH RANGE OVEN
- FEATURE OAK/GLASS BALLUSTRADE STAIRCASE

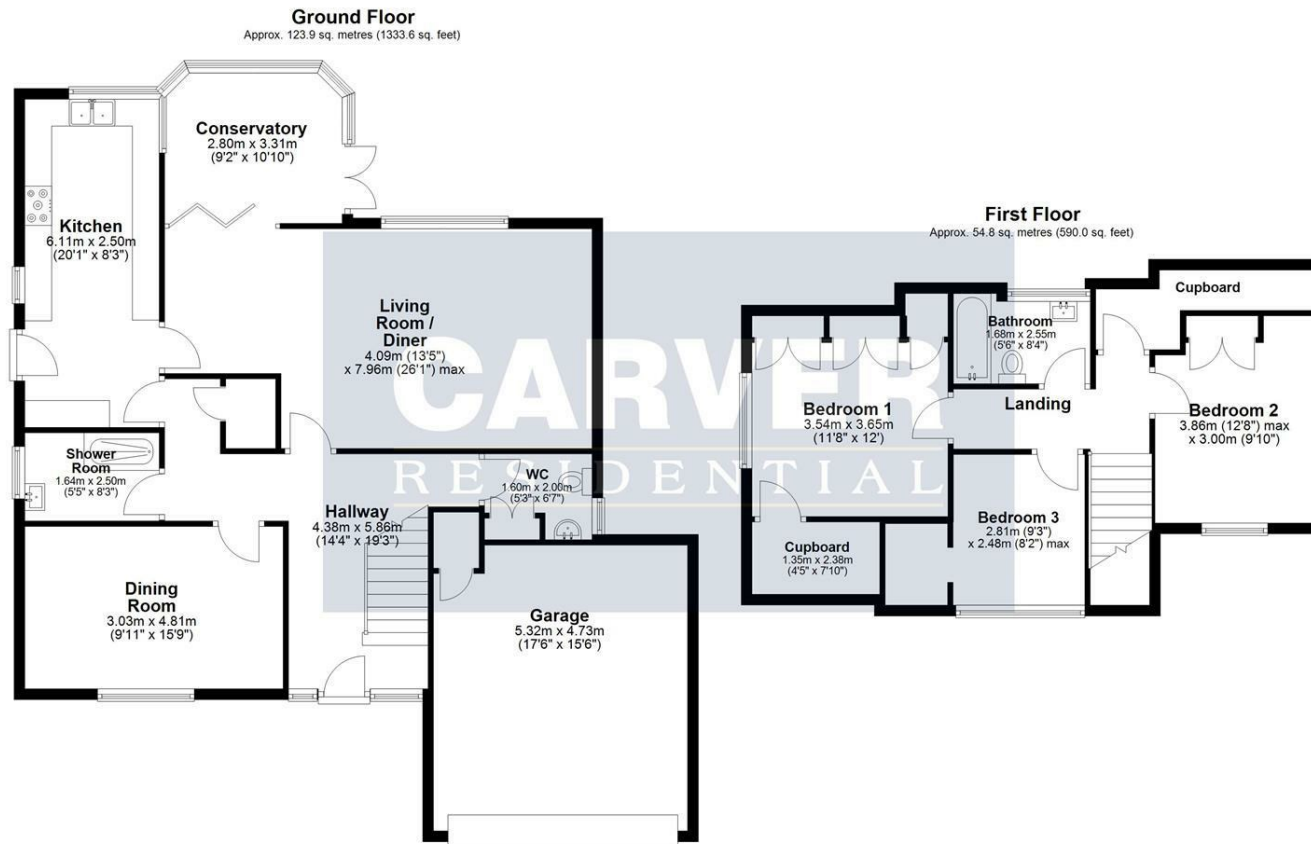
#### GENERAL INFORMATION

Tenure: Freehold

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

Double glazing

Local Authority: DBC (Tax Banding E)



Total area: approx. 178.7 sq. metres (1923.6 sq. feet)  
**19 Pentland Grove, Darlington**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</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	

Current: 49  
Potential: 72

**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)