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NICK & GORDON
CARVER
RESIDENTIAL



**CARMEL HOUSE, BARMPTON VILLAGE,
DARLINGTON, DL1 3JG**

Guide price £365,000



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Carmel House is an excellent detached residence offering flexible living accommodation, suited to family occupation. Enjoying a fine outlook over fields and countryside beyond, the property is located in the popular Barmpton Village. This individual property needs to be viewed internally to be fully appreciated as it offers a host of features including large, landscaped gardens, a double garage, ample off road parking for several vehicles and a self-contained office. The property is located within easy access for Teesside International Airport, the market towns of Darlington and Yarm with excellent transport links to the A1(M) and A66.

GENERAL INFORMATION

Oil Fired Central Heating
Double Glazing
Security Alarm System
Council Tax Band G

ENTRANCE HALL 4.9m x 2.5m (16'1" x 8'2")

Double glazed entrance door opening into reception hallway having spindle balustrade return staircase giving access to first floor accommodation, radiator, attractive wall lights and double glazed window with views to the front over adjoining fields.



KITCHEN 5.1m x 3.0m (16'9" x 9'10")

Fitted with a range of wall and floor units together with high gloss contoured work surfaces and inset 1½ bowl stone sink unit with drainer and chrome mixer tap. Rangemaster oven with co-ordinating Rangemaster extractor hood and fridge included. In addition there are three double glazed windows with views to the rear over the garden and Karndean flooring. Opening into the dining room.



DINING ROOM 4.9m x 3.0m (16'1" x 9'10")

A light and airy room with Karndean flooring, two double glazed windows to the front of the property and radiator.



INNER HALLWAY

Having double glazed access door into the rear garden, cornice ceiling, smoke alarm, Karndean flooring, power sockets and radiator.

CLOAKROOM/WC

With contemporary white suite comprising vanity wash hand basin with chrome mixer tap, built-in cupboards with vanity shelf, low level WC, fully tiled walls, obscure double glazed window and radiator.

STUDY 4.7m x 2.4m (15'5" x 7'10")

Fitted with cupboards, shelving, drawers and two computer desks. Karndean flooring, two double glazed windows, radiator and telephone point.



LIVING ROOM 4.6m x 4.0m (15'1" x 13'1")

A particularly spacious, light and airy room having feature ceiling with inset lighting, Karndean flooring, feature limestone fire surround with hearth and inlay together with electric fire, TV aerial point, picture lights, radiators, double glazed windows to the side elevation and double glazed patio doors opening onto the rear patio area.



UTILITY ROOM

With inset stainless steel sink unit, floor and wall units with useful inset shelving, plumbing and space for washing machine, tumble dryer and space for fridge freezer. Free standing oil fired boiler for domestic hot water and central heating and double glazed window to the front elevation.



FIRST FLOOR LANDING

A spacious landing area again with return spindle balustrade staircase giving access to the second floor, radiator, smoke alarm, cornice ceiling and double glazed window.

FAMILY ROOM/DRAWING ROOM 6.3m x 5.1m (20'8" x 16'9")

A particularly spacious reception room having feature limestone Inglenook style fireplace, four double glazed windows to the front and side of the property providing stunning views over the adjoining fields, Karndean flooring, TV aerial point, radiator with decorative cover and recessed low voltage lighting to ceiling.



GUEST CLOAKROOM

With two piece suite comprising vanity wash hand basin, low level WC, obscure double glazed window and radiator.

MASTER BEDROOM 4.6m x 3.7m (15'1" x 12'2")

A spacious Master bedroom fitted with a range of quality bedroom furniture comprising wardrobes with inset hanging rail and storage, colour co-ordinated decor and two double glazed windows with pleasant outlook over the rear garden and fields beyond.



EN-SUITE BATHROOM/WC

With quality suite comprising free standing claw foot bath with chrome shower mixer tap, separate walk-in shower cubicle with Mira shower, low level WC, twin His and Her's wash hand basins with vanity cupboards beneath, high gloss vanity shelving, fully tiled walls, heated towel rail,

feature tiled flooring, shaver point and obscure double glazed window.



BEDROOM TWO 4.0m x 3.0m (13'1" x 9'10")

Again having colour co-ordinated decor, this further large double bedroom has the benefit of two double glazed windows for the front elevation with views over adjoining fields, radiator and door into en-suite bathroom.



EN-SUITE BATHROOM/WC

Comprising panelled bath, walk-in shower cubicle with overhead shower, vanity wash hand basin set within cupboards and vanity unit above with mirror display shelving, lighting and cupboards. In addition there are fully tiled walls and tiled floor in co-ordinating ceramics, obscure double glazed window, shaver point and heated towel rail.



SECOND FLOOR LANDING

Giving access to three further bedrooms having built-in store cupboards into eaves and power sockets.

BEDROOM THREE 5.2m x 3.8m (17'1" x 12'6")

A double bedroom having twin aspect with double glazed windows to the front and side elevations and radiator.



BEDROOM FOUR 4.2m x 3.4m (13'9" x 11'2")

A sizeable double bedroom having two double glazed windows allowing a large degree of natural lighting, vanity unit, fitted wardrobes with inset hanging rail and storage and radiator.



BEDROOM FIVE 3.8m x 2.3m (12'6" x 7'7")

A further good sized bedroom having double glazed window to the front elevation, built-in storage cupboard with overhead storage and radiator.



BATHROOM/WC

Comprising vanity wash hand basin with cupboards beneath, low level WC, panelled bath with overhead shower, fully tiled walls and tiled flooring.



EXTERNALLY

To the front of the property there is an enclosed garden area with feature stone walling. An extensive block paved driveway provides off road parking for several vehicles with attractive remote control gates allowing secure parking.

GARDENS

The beautiful landscaped gardens are certainly an added feature of the property being established and mature with several patio seating areas being well stocked with mature shrubs and flowering borders, all in all a most interesting and varied garden. Security lighting, water tap and power sockets.



DOUBLE GARAGE 7.0m x 6.5m (23'0" x 21'4")

Double garage with remote control door, power, lighting and water.



EXTERNAL WC

With low level WC, vanity wash hand basin, fully tiled walls and tiled flooring.

STORE 1 3.1m x 3.1m (10'2" x 10'2")

A useful storage area.

STORE 2 3.1m x 3.0m (10'2" x 9'10")

Further useful storage area.

OFFICE 3.0m x 4.1m (9'10" x 13'5")

This self contained office could be utilised for a variety of uses with windows, power sockets and telephone point.

Viewings

For further information and viewings please contact Darlington office on 01325 357807.

Darlington Office Opening hours

Monday - Friday 9.00am - 5.00pm

Thursday - phone lines open until 6.30pm

Saturday 9.00am - 4.00pm

Sunday 10.00am - 1.00pm

These hours are subject to change during the Christmas and Easter periods

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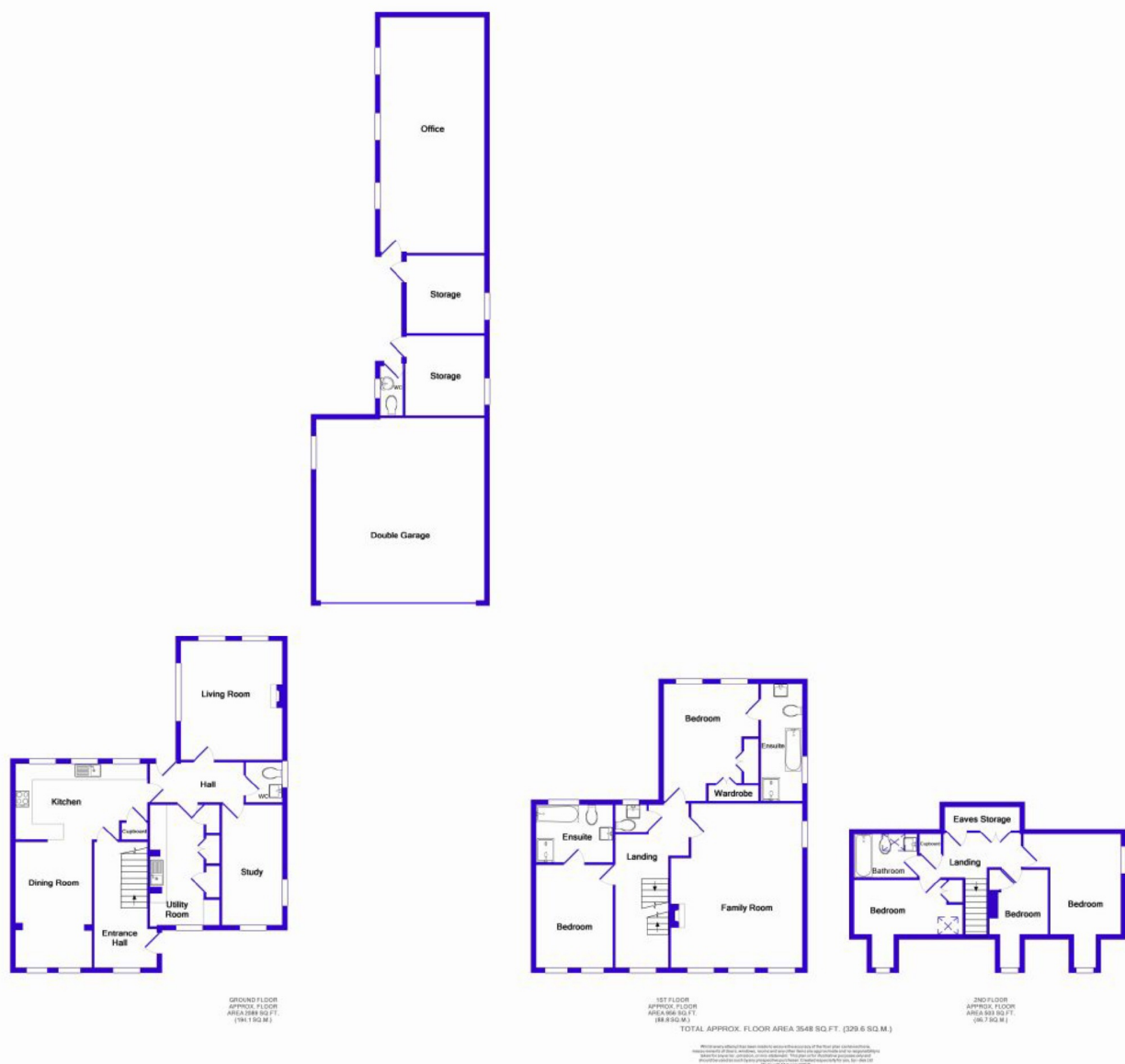
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	







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