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NICK & GORDON
CARVER
RESIDENTIAL



**SOUTH VIEW, THE GREEN, GREAT BURDON,
DARLINGTON, DL1 3JL**

£435,000

PART EXCHANGE CONSIDERED



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**** PART EXCHANGE CONSIDERED **** - A large detached family home overlooking the village green to the front and countryside to the rear. South View stands on a large plot with extensive lawned rear gardens and parking for a number of motor cars, supported by a large garage (8.7 x 7.2). The accommodation which would benefit from some general upgrading, has the full advantage of four large double Bedrooms to the first floor together with a sizeable family bathroom. Two of the ground floor reception rooms enjoy a pleasant southerly aspect overlooking the village green, the third reception room which opens to the conservatory, overlooks the rear gardens. There is a kitchen/breakfast room with fitted integrated appliances. Great Burdon is an attractive village situated on the north eastern outskirts of Darlington, ideally located for commuting to Stockton/ Middlesbrough via the A66 trunk road, Darlington town centre and the A1(M) .

GENERAL REMARKS

Gas Fired Central Heating to radiators

UPVC Double Glazed Windows

Local Authority: Darlington

Tax Band: G

ENTRANCE HALL

Weather porch to entrance hall with staircase to first floor accommodation, coving and built-in cloaks cupboard.

WC

Low flush WC, wash basin with tiled splashback.

LIVING ROOM 7m x 4.66m (23'0" x 15'3")

Commanding a magnificent view across the village green to the front with a wide bow window and a second window providing an outlook to the side of the property, central chimney breast with a carved mahogany fire surround with marble inset and hearth with coal effect gas fire, three double wall light points.



DINING ROOM 4.87m x 3.5m (16'0" x 11'6")

A bow window providing views to the front, second window providing views to the side, three double wall light points and glazed door providing access into the kitchen.



SITTING ROOM 3.5m x 3.5m (11'6" x 11'6")

Wood veneer floor, wide window with French doors providing views across the rear garden to adjoining countryside, three double wall light points and glazed double doors through into the conservatory.



KITCHEN/BREAKFAST ROOM 4.74m x 3.5m (15'7" x 11'6")

Fitted with a range of floor and wall mounted units with cupboards, drawers and work surfaces, 1½ bowl sink unit with mixer tap, tiled splashback and windows to the front and side. Integrated electric double oven, 4-ring gas hob unit, concealed extractor fan, integrated dishwasher, built in microwave oven, built in fridge, gas fired central heating boiler supplying domestic hot water and radiators.



CONSERVATORY 4.3m x 3.3m (14'1" x 10'10")

Overlooking the rear gardens with sliding doors providing external access, wall mounted convector heater.

UTILITY 2.9m x 2m (9'6" x 6'7")

Ceramic tiled floor, floor and wall mounted units, single draining sink unit, door providing access to the rear of the property, plumbing and space for automatic washing machine.

FIRST FLOOR LANDING

A large landing featuring an arched window which provides excellent views to the front.

BEDROOM ONE 4.6m x 4m including fitted wardrobes (15'1" x 13'1" including fitted wardrobes)

Double bedroom overlooking the village green, good range of fitted furniture including; wardrobes, chest of drawers, bed side units, wash basin.



BEDROOM TWO 4.89m x 3.36m (16'1" x 11'0")

Double bedroom with a window to the side providing attractive outlook across adjoining countryside to the rear.



BEDROOM THREE 4.88m x 3.5m including fitted wardrobes (16'0" x 11'6" including fitted wardrobes)

Double bedroom with views to the side and rear, fitted wardrobe.

BEDROOM FOUR 4m x 3.5m (13'1" x 11'6")

Double bedroom to the front with washbasin, laminate floor covering.



FAMILY BATHROOM/WC 3.32m x 2.77m (10'11" x 9'1")

Corner bath with mixer tap and retractable shower unit, corner jacuzzi bath, washbasin vanity unit, corner tiled cubicle with fixed overhead rose, low flush WC. Window to the rear, wall mounted heated towel rail, ceiling down lights.



EXTERNALLY: FRONT

Access direct off the village green with private driveway leading past the Eastern side of the house leading to the Garages at the rear, stone walling runs across the front boundary together with a sizeable lawned garden and borders.



VIEW TO THE REAR

REAR GARDEN

A large rear garden adjoining and overlooking countryside with extensive patio area adjoining the rear of the house, gravelled parking area in front of the garages, a large lawned garden with willow tree and apple tree.



GARAGE 8.7 x 7.2 (28'7" x 23'7")

A large garage with twin remote control up and over doors providing vehicular access, five windows, side exit door, power supply and lighting, water 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

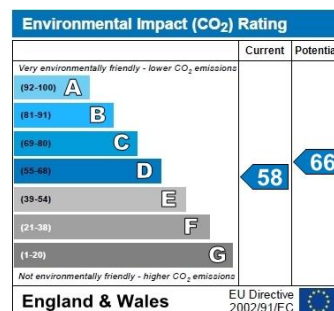
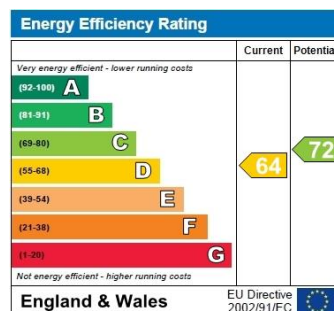
Saturday 9.00am - 4.00pm

Sunday 10.00am - 1.00pm

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

Thinking of selling?

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