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NICK & GORDON
CARVER
RESIDENTIAL



Beaumont Hill, Darlington, DL1 3ND

Price £695,000

NO ONWARD CHAIN

Constructed in 1999 to a very high specification, an immaculately presented detached family home which extends to approximately 2546 sq ft. The bungalow occupies a large site which extends to just over 1 acre, which is predominantly laid to lawn together with large detached garage and brick outbuildings. Situated approximately 2½ miles from the centre of Darlington in a pleasant rural position ideally positioned for anyone requiring access to the A1(M) with excellent links to commercial centres throughout North-East of England. The property also benefits from a large storage container which is situated to the rear of the grounds, with electric roller door and power supply. This could easily be converted to a workshop or storage facility. The accommodation has been well equipped and fitted to a very high standard to include a fully fitted kitchen with integrated appliances, solid granite worktops and free-standing granite table. The four double bedrooms are fitted with good quality furniture with the master bedroom benefiting from an en-suite shower room and separate dressing area. The property features a large octagonal shaped living room to the rear. Internal viewing is strongly recommended and is the only method of appreciating the high standard of accommodation.



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GENERAL INFORMATION

DARLINGTON COUNCIL TAX BAND F

RECEPTION HALLWAY



UPVC double glazed doors leading into a large open reception hall with a door to bedroom 4. Open walk way through to the dining room, further reception space leading down to the kitchen, Door to master bedroom, bedrooms 2 & 3. Door to family bathroom.

DINING ROOM

14'11" x 10'11" (4.55 x 3.33)



Open layout to reception hall and living room. Spotlights to the ceiling, steps down into living room.

LIVING ROOM

22'8" x 22'8" max (6.90 x 6.90 max)



Very light and airy reception room, larger than average, double glazed windows to the side and two double doors opening to side. Living room also has the benefit of bespoke individual designed marble fireplace.

KITCHEN

21'6" x 18'11" max (6.55 x 5.76 max)

Bespoke individually designed kitchen with a wide range of wall and base units, the kitchen is fitted with granite work surfaces along with a granite island, wide range of integrated appliances, spotlights to the ceiling, space for Rangemaster cooker which is for sale by separate negotiation, decorative coving, UPVC double glazed door leading out to the rear porch/conservatory. Double glazed windows to the rear with outlook over the rear landscaped paved garden. Tiled floors. Bespoke granite dining table which can be available for sale by separate negotiation.

MASTER BEDROOM SUITE

16'1" x 15'10" excl bay (4.89 x 4.83 excl bay)



With a large bay window to the front, double fitted wardrobes with drawer units, arch leading to walk in wardrobe and cupboard space, door leading into en suite.

EN SUITE



Floor to ceiling tiles with marble work surface for sink unit, a step in wet room shower with integrated WC, spotlights and modern radiator.

BEDROOM 2

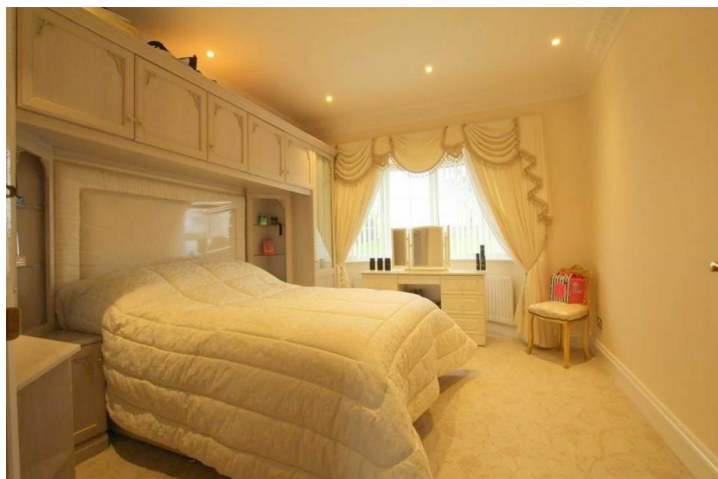
15'10" x 13'0" (4.83 x 3.95)



With window to the side, double fitted bedside cupboards and wall unit, radiator, spotlights and decorative coving.

BEDROOM 3

11'10" x 10'9" excl bay (3.60 x 3.28 excl bay)



Situated to the front of the property with a bay window, radiator, decorative coving to ceiling, spotlights, double fitted bedside cupboards and wall unit,

BEDROOM 4

10'11" x 9'0" excl bay (3.33 x 2.75 excl bay)



Bay window to the front, spotlights and radiator.

FAMILY BATHROOM

12'10" x 7'3" (3.90 x 2.20)



Bespoke family bathroom with Italian fixtures and fittings, sunken bath, spotlights, large window to the side, WC, wash hand basin, tiled floor and walls.

EXTERNALLY

Tall iron gates leading down block paved drive which sweeps around the outside of the property and to the rear. The front area has ample parking for several vehicles. Lawn sweeping down to the rear and lawned garden to the front with fenced and walled boundaries. The driveway is fully lit and there is wide selection of trees and shrubs. To the rear there is block paving throughout allowing parking for several vehicles. Raised York stone seating area with enjoyable views over the garden.

WASH HOUSE



Having lighting and power, could easily accommodate a large vehicle or be a workshop. Electric roller door and side fire door access.

Tiled floor, WC, wash handbasin, space for washing machine and dryer, step in double shower with jacuzzi option, air conditioned wall mounted unit, extractor fan, splash back gloss tiles to the walls and this area is run on a separate water tank to the main residence.

GAMES ROOM



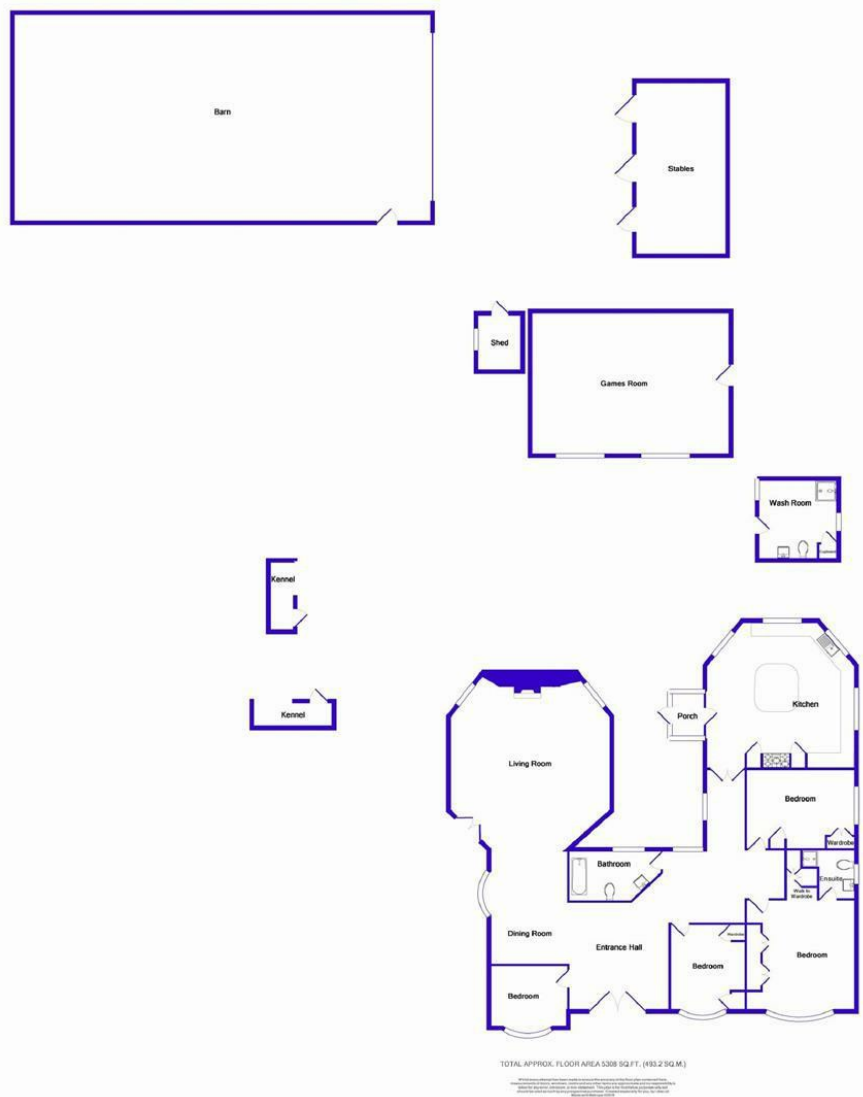
Large space with wall mounted electric radiators, spotlights to the ceiling, two double glazed windows to the front with side UPVC entrance door, loft space and purpose built bar. The games room does house a full size snooker table and marble dining table. Snooker table and dining table are available for sale by separate negotiation.

GARDEN



Wood gated access leading to a further rear garden space, this area is laid mainly to lawn with a paved drive leading to the storage/work unit. This area does benefit from a stable block and has fenced boundaries. This area is very private and set back from the main residence. Behind the storage unit there is further garden space which is laid mainly to lawn and has gated access to it.

STORAGE UNIT



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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	73	78
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	67	71
EU Directive 2002/91/EC		

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80 High Street
Yarm, TS15 9AH
Tel: 01642 420090
yarm@carvergroup.co.uk

14 Duke Street, Darlington
County Durham, DL3 7AA
Tel: 01325 357807
sales@carvergroup.co.uk

26 Market Place, Richmond
North Yorkshire, DL10 4QG
Tel: 01748 825317
richmond@carvergroup.co.uk

43 Dalton Way, Newton Aycliffe
County Durham, DL5 4DJ
Tel: 01325 320676
aycliffe@carvergroup.co.uk

219 High Street, Northallerton
North Yorkshire, DL7 8LW
Tel: 01609 777710
northallerton@carvergroup.co.uk

www.carvergroup.co.uk