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**NICK & GORDON**  
**CARVER**  
RESIDENTIAL



**HILLSIDE, 3 MARLBOROUGH DRIVE,  
DARLINGTON, DL1 5YA**

**Price £399,000**

**NO ONWARD CHAIN**



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Hillside enjoys a prime position in this small, exclusive development, within the West End of Darlington, and being within walking distance of the town centre and close proximity to Polam Hall School. Offered for sale with NO ONWARD CHAIN, this impressive, individual five bedroom detached executive residence offers large, family sized living accommodation of considerable appeal. Situated on a sizeable plot, with mature, established and private gardens together with access double width driveway giving access to the double garage. The property also offers three good sized reception rooms, spacious living room with feature fireplace, comprehensively fitted kitchen/breakfast room, handy utility room and cloakroom/WC. To the first floor there is large galleried landing, five bedrooms, two en-suites and family bathroom. Properties of this calibre rarely become available onto the open market and, therefore, early viewing is recommended.

#### **GENERAL INFORMATION**

Gas fired central heating  
Double glazing  
Security alarm system

#### **ENTRANCE PORCH**

Double-glazed entrance door with co-ordinating side panel opening into entrance porch, with central heating radiator, useful built-in cloaks cupboard and stained glass double doors opening into reception hallway.

#### **CLOAKROOM/WC**

With two-piece suite comprising pedestal wash handbasin and low-level WC. Also having obscure double-glazed window.

#### **RECEPTION HALLWAY**

A good sized reception hall, having spindle balustrade return staircase giving access to first floor accommodation, cornice ceiling, central heating radiator, power socket and doors opening onto all ground floor.



#### **STUDY/SNUG**

Located to the front of the property, this versatile room could be utilised for a variety of purposes, with double-glazed window, central heating radiator, telephone point and power sockets.



#### **LIVING ROOM**

A superbly appointed, large reception room, having aspect to both front and rear. To the front there is a walk-in double-glazed bay window with views to the front of the property and to the rear there are double-glazed sliding patio doors opening onto the private rear garden. Also having a stunning feature fireplace together with rustic brick inlay and hearth, and log-effect remote-controlled gas fire. There are two central heating radiators, cornice ceiling and ample power sockets.



#### **DINING ROOM**

A separate formal reception room located to the rear of the property, with cornice ceiling, central heating radiator, and power sockets. Double doors open into the fully double-glazed conservatory.



#### **CONSERVATORY**

Having dwarf brick walling, laminate-effect flooring, central heating radiator, vertical blinds, centre ceiling light, power sockets and double French doors opening onto the rear garden.



### KITCHEN/BREAKFAST ROOM

Comprehensively fitted with a range of units to wall and floor together with contrasting working surfaces, tiled surrounds, inset 1½ bowl sink unit with drainer and mixer tap, integrated Neff dishwasher, overhead extractor hood, Everhot oven, central heating radiator, double-glazed window with views to the rear and side gardens. Door opening into utility.



### UTILITY

A handy area, with single stainless steel sink unit, fitted units to floor and wall, plumbing and space for automatic washing machine, central heating radiator, double-glazed window to side elevation, and double-glazed access door opening into side lobby.

### SIDE LOBBY

With access gate to side and further double-glazed door opening into garage.

### FIRST FLOOR LANDING

A spacious, light and airy galleried landing, with double-glazed window to front elevation, walk-in airing cupboard housing cylinder, shelving and gas fired central heating boiler.



### MASTER BEDROOM

An excellent, sizeable double bedroom, having three double-glazed windows which allow a large degree of natural lighting, two central heating radiators, and access to loft space.



### EN-SUITE SHOWER ROOM

With twin wash handbasins with cupboards beneath, shaver point, twin vanity mirrors, walk-in shower cubicle, bidet, low-level WC, tiled surrounds, obscure double-glazed window, built-in wardrobes with sliding mirrored doors.

### BEDROOM TWO

A sizeable double bedroom located to the rear of the property, with two double-glazed windows, central heating radiator and power sockets.



### EN-SUITE SHOWER ROOM

With low-level WC, walk-in fully tiled shower cubicle with overhead shower, vanity wash handbasin with cupboards beneath, obscure double-glazed window, shaver point, vanity mirror and central heating radiator.

### BEDROOM THREE

A further double bedroom located to the rear, with built-in wardrobes with sliding mirrored doors, double-glazed window with views over rear garden, and central heating radiator.



#### BEDROOM FOUR

A further double bedroom, with built-in wardrobes with sliding mirrored doors, double-glazed window, central heating radiator and power sockets.



#### BEDROOM FIVE

Currently used as a study room, a sizeable double bedroom having double-glazed window to the rear, built-in wardrobes with sliding mirrored doors.

#### FAMILY BATHROOM

With matching suite comprising corner bath, vanity wash handbasin, bidet, low-level WC, tiled surrounds, central heating radiator and obscure double-glazed window.



#### EXTERNALLY: FRONT

The property enjoys a superb position on this small, exclusive West End development. To the front, the property is set back from the road with mature established gardens together with tarmac double width driveway allowing off-road parking for several vehicles which in turn gives access to the garage.



#### DOUBLE GARAGE

With remote-controlled door, power and lighting, and rear access door.

#### SIDE AND REAR

To the side and rear there are particularly pleasant, well maintained, mature, established gardens, being most private with high hedging, patio and well stocked shrub and flowering borders. Also having side gated access.



#### Viewings

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

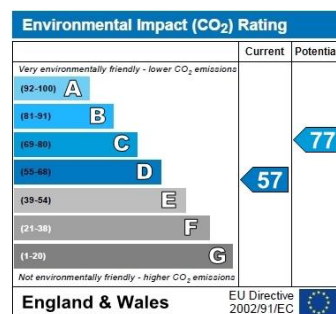
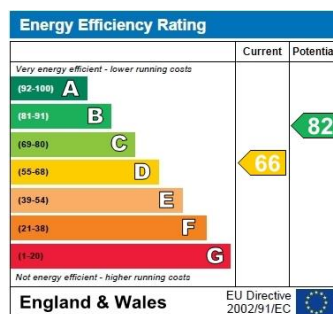
#### Darlington Office Opening hours

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?

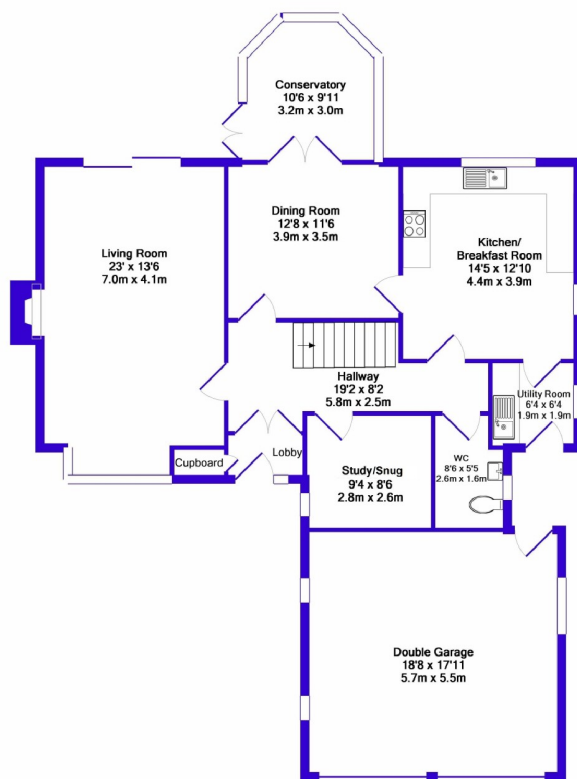
For a free, no obligation valuation contact us on 01325 357807



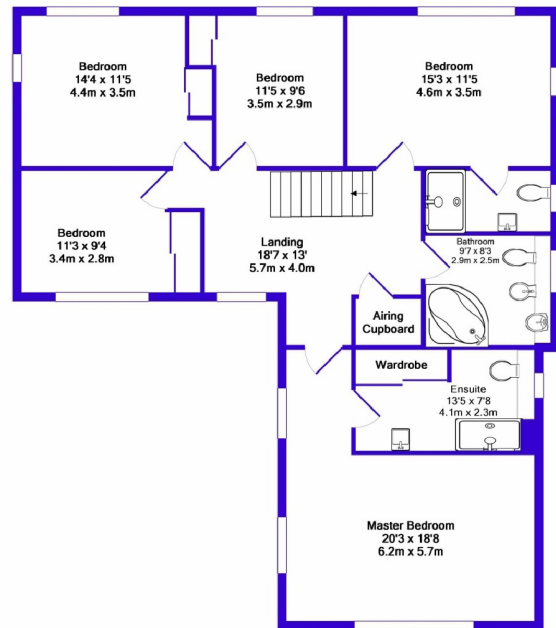








GROUND FLOOR  
APPROX. FLOOR  
AREA 1374 SQ. FT.  
(127.6 SQ. M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 1256 SQ. FT.  
(116.7 SQ. M.)  
TOTAL APPROX. FLOOR AREA 2630 SQ. FT. (244.3 SQ. M.)

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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



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80 High Street  
Yarm, TS15 9AH  
Tel: 01642 420090  
[yarm@carvergroup.co.uk](mailto:yarm@carvergroup.co.uk)

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)

[www.carvergroup.co.uk](http://www.carvergroup.co.uk)