



country properties  
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Merrybent Drive  
Merrybent, Darlington, DL2 2JZ

**Offers in the region of £275,000**

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



A superb family home which offers well proportioned and flexible living accommodation arranged over three floors. The property is well presented internally and would be ideally suited to family occupation. To the ground floor there is an entrance hall, cloakroom/wc, LIGHT AND AIRY 18ft LIVING ROOM, separate DINING ROOM with double glazed FRENCH DOORS opening onto rear GARDEN, fully fitted KITCHEN BREAKFAST ROOM with integrated appliances including fridge, freezer, dishwasher, and cooking appliances. To the first floor there are FOUR BEDROOMS, the MASTER WITH FITTED WARDROBES and EN-SUITE SHOWER ROOM/WC, TWO FURTHER DOUBLE BEDROOMS shared Jack and Jill bathroom, family bathroom/wc with white suite. To the second floor there is a further landing area, TWO DOUBLE BEDROOMS and shower room/wc. The property is approached via an extensive double width driveway allowing off road parking leading to garage with up and over door, power and lighting. Lawned gardens to the front, the rear garden which is not directly overlooked has lawn, patio and useful garden shed. Offered With No Onward Chain

Merrybent Drive is an exclusive executive residential development of detached properties and townhouses built to a high standard by Messrs Wimpey Homes. It lies within the popular Merrybent area of Darlington, which is a short drive from Darlington town centre offering a comprehensive range of recreational and shopping facilities and amenities. Also being well placed for the market towns of Yarm and Barnard Castle. Merrybent Drive is ideal for the commuter as it is a short drive for the A1(M) bringing the major centre of County Durham and Teesside within relatively easy travelling distance.







- Six bedrooms
- Village location of Merrybent
- Not overlooked to the rear
- Internal viewing paramount
- Offered with No Onward Chain

- Accommodation over three floors
- Driveway with off road parking
- Flexible living accommodation
- Kitchen with quality integrated appliances

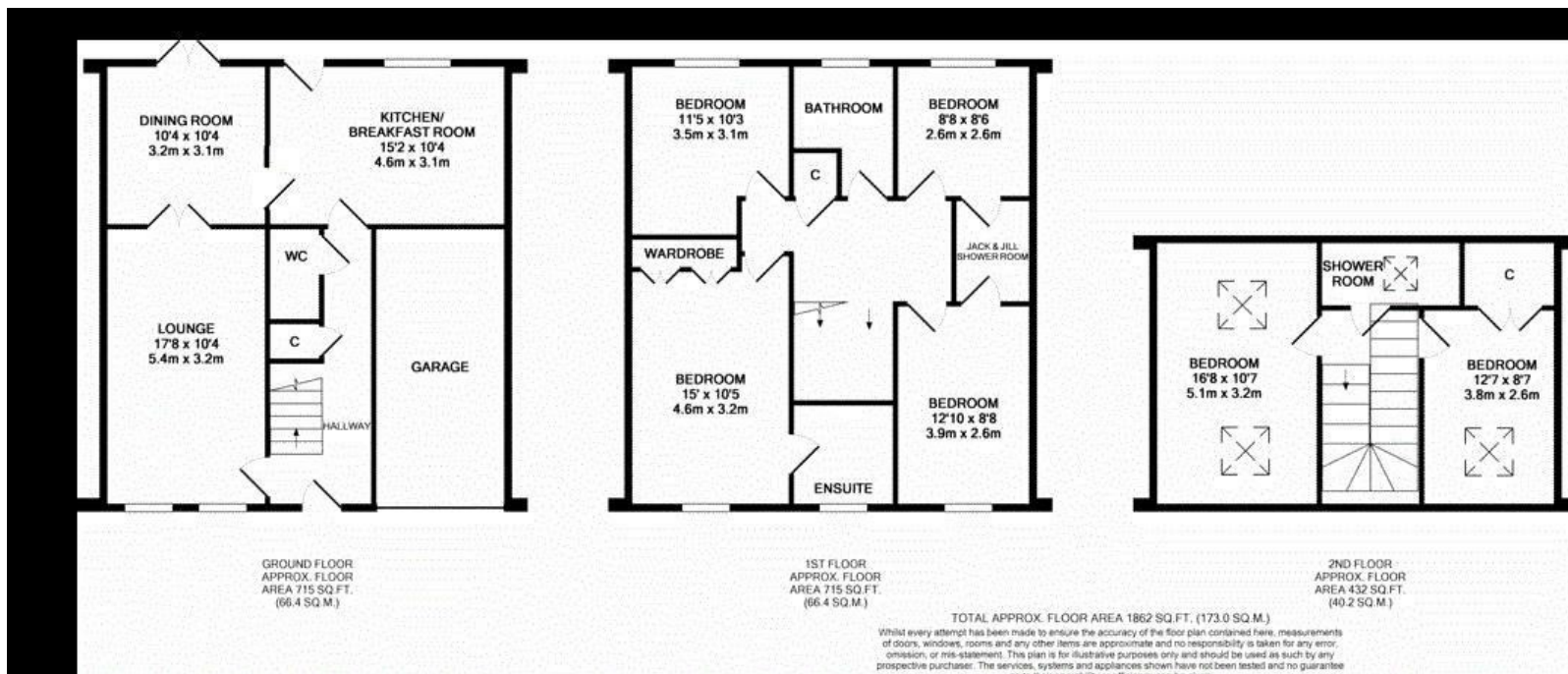
#### GENERAL INFORMATION

Tenure: Freehold

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

Double glazing

Local Authority: Darlington Borough Council (Tax Banding F)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	81	82
(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		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	80	81
(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 environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

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