



country properties  
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Claxton Avenue  
Darlington, DL3 9QA

**Offers in the region of £235,000**

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

**\*\* NO ONWARD CHAIN\*\*** A stunningly presented and extended four bedroom semi-detached property located within an extremely popular residential area close to excellent local amenities and schooling. The internal accommodation briefly comprises entrance hall giving access to the stunning open-plan living/dining space with feature fireplace housing a log burning stove. Also having patio doors leading out to the rear garden area. The kitchen has also been extended to the rear and has been fully refitted this year, double doors lead out to the patio and an integral door leads through into the garage. To the first floor there is access to three double bedrooms and a single bedroom (currently used as an office), with bedroom one being built within the converted room above the garage. The bathroom has been fully refitted last year to the highest of standards. Externally, the property benefits from off-street parking upon the driveway leading towards the integral single garage, with the rear garden being extremely well landscaped, having two patio areas, lawned garden and timber garden shed.





- STUNNING FULLY UPDATED HOME
- REFURBISHED KITCHEN AND BATHROOM
- EXTENDED TO THE REAR
- FOUR BEDROOMS
- GARAGE
- LOG BURNING STOVE

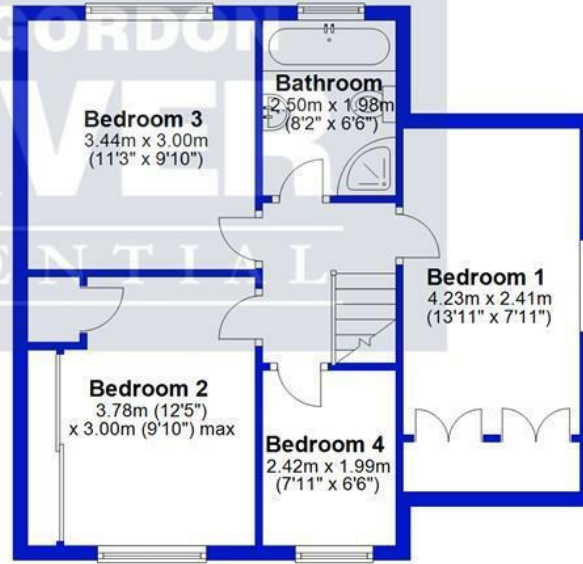
### Ground Floor

Approx. 61.3 sq. metres (660.0 sq. feet)



### First Floor

Approx. 49.5 sq. metres (533.0 sq. feet)



Total area: approx. 110.8 sq. metres (1193.0 sq. feet)

Sketch Plan: Not To Scale. For Illustrative Purposes Only. Created by HJ Cadplan Ltd. Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>81</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>61</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	

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MAB 6202



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