

Carmel Road North, Darlington, DL3 9TG  
Offers in the region of £400,000

**estates<sup>4</sup>**  
'The Art of Property'



Carmel Road North, Darlington, DL3 9TG

Offers in the region of £400,000

Council Tax Band: D

Occupying an enviable position in the very heart of Darlington's prestigious West End, where properties of this location and calibre are consistently in high demand, and we anticipate this to be no exception.

The current owner has significantly improved and thoughtfully reconfigured the property to an exacting standard, with little regard for cost, resulting in a beautifully appointed family home that effortlessly combines style, comfort and practicality.

A true standout feature is the stunning open-plan kitchen, dining, family room, an impressive hub of the home designed for modern living. The truly impressive kitchen is centred around a statement island and complemented by quality fittings, creating the perfect setting for entertaining or relaxed family time. Bi-fold doors open seamlessly onto the garden, enhancing the sense of space and brings the outdoors in.

The interior design throughout is both sumptuous and cohesive, with a bright and welcoming hallway including a ground floor WC, and the separate living room provides a refined retreat, featuring exposed parquet flooring, a striking floor-to-ceiling window with sliding patio door, and a log burner, blending character with contemporary comfort.

To the first floor are four excellent sized bedrooms, all tastefully decorated and well proportioned, complimented by the generous family bathroom, offering a corner bath alongside a double walk-in

shower for a touch of everyday convenience.

Externally, the property is nicely set back from the road, enjoying fabulous kerb appeal and generous parking to the front. There are private yet manageable gardens to the side and rear, together with a garage for storage.

Situated within comfortable walking distance of well-regarded primary and secondary schooling, and in one of Darlington's most desirable residential settings, this is an exceptional opportunity to acquire a truly impressive West End family home.

Please note:

Council tax Band - D

Tenure - Freehold

Total sq ft and room dimensions to be considered a guide only

Gas central heating is provided via a combi boiler installed in 2020

Following acceptance of an offer, the prospective buyer(s) will be required to pay £30 (inc. VAT) per client, to cover the cost of anti-money laundering checks conducted by Estates, in compliance with HMRC regulations.

Estates 'The Art of Property' Professional Estate Agents, selling homes across Darlington, Newton Aycliffe, Teesside & North Yorkshire with creative & inviting marketing strategies! Property appraisals available 7 days a week!

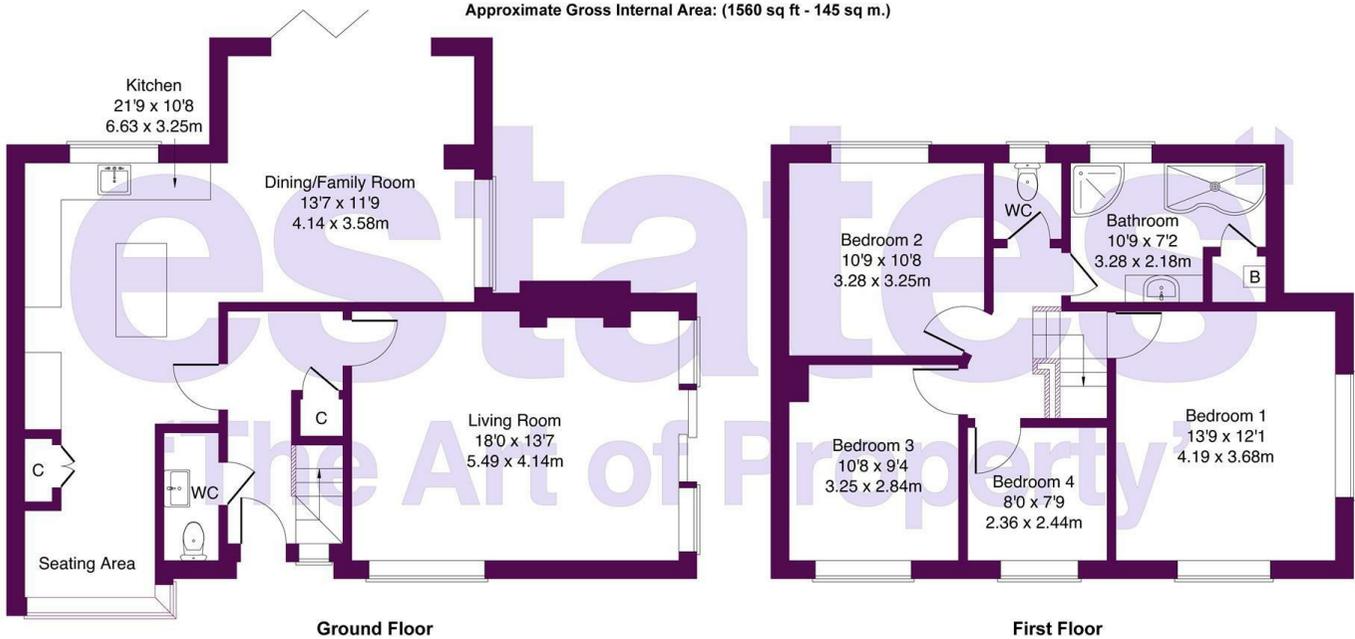
Disclaimer:

These particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) with the intention of providing a fair and accurate guide to the property. They do not constitute or form part of an offer or contract nor may they be regarded as representations, all interested parties must themselves verify their accuracy. No tests or checks have been carried out in respect of heating, plumbing, electric installations, or any type of appliances which may be included. All photos, videos, and marketing material created by Estates 'The Art of Property', are the property of our agency and are protected by copyright law. Our marketing material must not be copied, reproduced, shared, or used in any way without our prior written permission.



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**Carmel Road North Darlington DL3 9TG**  
 Approximate Gross Internal Area: (1560 sq ft - 145 sq m.)



Not to Scale. Produced by The Plan Portal 2026  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		55	64
(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	