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## 40 CARLETON DRIVE, DARLINGTON, COUNTY DURHAM, DL3 9QP

## Offers In The Region Of £295,000

Situated on the sought-after Carleton Drive in Darlington, this attractive three-bedroom detached home offers spacious and versatile accommodation, ideal for family living. To the ground floor, the property features a welcoming lounge to the front and a modern, open-plan kitchen/diner to the rear, complete with sliding doors leading directly onto the garden – perfect for entertaining. A useful utility room with garden access and a cloakroom/wc complete the downstairs layout.

Upstairs, there are three well-proportioned bedrooms, two of which are comfortable doubles. The master bedroom enjoys a large front-facing window, filling the room with natural light. A family bathroom and a separate we serve the first floor.





LOUNGE

16'10 x 12'00 (5.13m x 3.66m)

KITCHEN/DINER

18'07 x 14'10 (5.66m x 4.52m)

UTILITY

8'6 x 8'5 (2.59m x 2.57m)

**BEDROOM ONE** 

13'06 x 11'07 (4.11m x 3.53m)

**BEDROOM TWO** 

11'09 x 10'05 (3.58m x 3.18m)

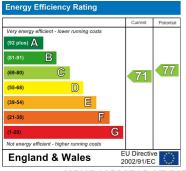
**BEDROOM THREE** 

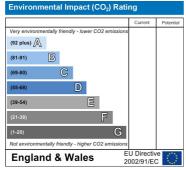
10'05 x 6'11 (3.18m x 2.11m)



CONVERS AVENUE, DARLINGTON, CO, DURHAM, DL3 9DE

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