

CARVERS

SALES & LETTINGS

3 Roseberry View

Sadberge, Darlington, DL2 1FH

House - Detached

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Located within the exclusive Roseberry View development of just six homes, this impressive contemporary property was built in 2019 and offers 2,895 sq. ft. of internal accommodation, generous gardens and driveway parking. Designed with modern family living in mind, the property combines spacious, versatile accommodation with bespoke finishes and striking architectural features.

To the ground floor, there are two separate reception rooms to the front, both benefiting from excellent natural light and contemporary media walls, alongside an additional living area extending from the custom kitchen, ideal for everyday family life and entertaining.

With such generous proportions, the accommodation can be adapted to suit a variety of needs, whether that be a home office, gym, studio or additional family space.

The living accommodation offers five well-proportioned bedrooms, including a principal suite with shower room, dedicated dressing area and built-in wardrobes and a stunning balcony to enjoy the evening sun. A second bedroom also benefits from an en-suite, while the family bathroom enjoys attractive views across the neighbouring fields.

The modern interior is complemented by bespoke fixtures and fittings, atrium-style windows, bi-folding doors, tinted glazing for additional privacy and a stylish under-stairs wine cupboard with integrated lighting.

Combining generous proportions, contemporary design and exciting future potential, 3 Roseberry View presents a fantastic opportunity to acquire a substantial modern family home in the sought-after village of Sadberge.
























PENNY LANE

















- High-specification Interior
- Bespoke fixtures and fittings throughout
- Close links to Teeside airport and Darlington railway station
- Exclusive development on the edge of Sadberge village
- Principle bedroom suite with dressing area and balcony
- Integrated surround sound system



External
The property enjoys driveway parking, a front lawn and a generous rear garden, predominantly laid to lawn with a patio area offering excellent potential for landscaping and outdoor entertaining.

Adding further appeal, planning permission has been granted for the erection of a garage and home gym, with the foundations already poured, providing an exciting opportunity to enhance the property further. Full planning application - 22/01346/FUL

GENERAL INFORMATION:
Tenure: Freehold
Services: Gas central heating, mains electric, water and drainage.
Double glazing
Local Authority: Darlington Borough Council (Tax Banding G)

Buyers Identification Checks
Should a purchaser(s) have an offer accepted on a property marketed by Carvers they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity, this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

Property Size
Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. this may potentially exclude e.g a conservatory and/or garage)

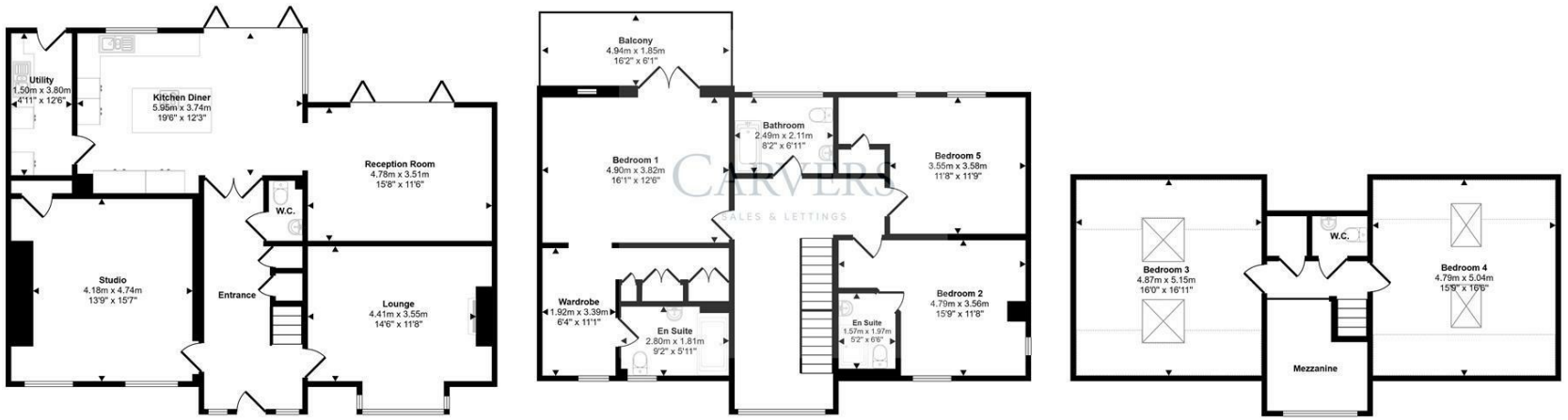


Proposed Front Elevation





Approx Gross Internal Area
260 sq m / 2796 sq ft



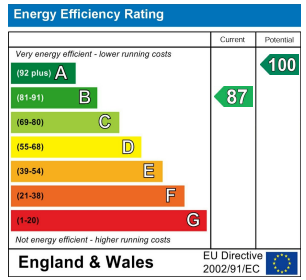
Ground Floor
Approx 109 sq m / 1172 sq ft

Denotes head height below 1.5m

First Floor
Approx 94 sq m / 1017 sq ft

Second Floor
Approx 56 sq m / 606 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Property size taken from EPC
2895.00 sq ft



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