



CARVERS
SALES & LETTINGS

Acorn Close

Middleton St. George, Darlington, DL2 1GB

Offers over £290,000

House - Detached

-  4
-  3
-  2

Located in the charming village of Middleton St. George, Acorn Close presents a splendid opportunity to acquire a modern detached house on a small, exclusive development, ensuring a sense of community and tranquillity.

Upon entering, you are greeted by a welcoming hallway that sets a warm and inviting tone for the home. The expansive living room, complete with a feature fireplace, provides an ideal space for relaxation and entertaining. Adjacent to this, a separate dining room offers a perfect setting for family meals or gatherings. The fitted kitchen/breakfast room provides ample space for cooking and casual dining. Additionally, a good-sized conservatory extends the living area, allowing for an abundance of natural light and views of the garden.

The first floor boasts a landing area leading to the principle bedroom, which features an en-suite bathroom for added convenience. Three further double bedrooms provide ample accommodation for family or guests, complemented by a family bathroom/WC.

Externally, the property features a block-paved driveway that accommodates parking for several vehicles. The large rear garden is predominantly laid to lawn, creating a perfect outdoor space for children to play or for hosting summer gatherings. An attractive summerhouse and cocktail bar add a touch of luxury, making this garden a delightful retreat.

This modern home combines comfort, style, and practicality, making it an ideal choice for families or those seeking a peaceful village lifestyle. Do not miss the chance to make this exceptional property your own.



- Small sought after development
- Suited to the family buyer
- Two well appointed reception rooms with large conservatory
- Four bedrooms master having en-suite & family bathroom/wc
- Private rear garden, with Large summerhouse, cocktail bar and useful garden shed.
- Located within the ever popular, picturesque village of Middleton-St-George
- Spacious interior
- Kitchen/breakfast room fitted with a range of units
- Double width driveway and garage

GENERAL INFORMATION

Tenure: Freehold

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

Double glazing

Local Authority Darlington Borough Council (Tax Banding E)

Buyers Identification Checks

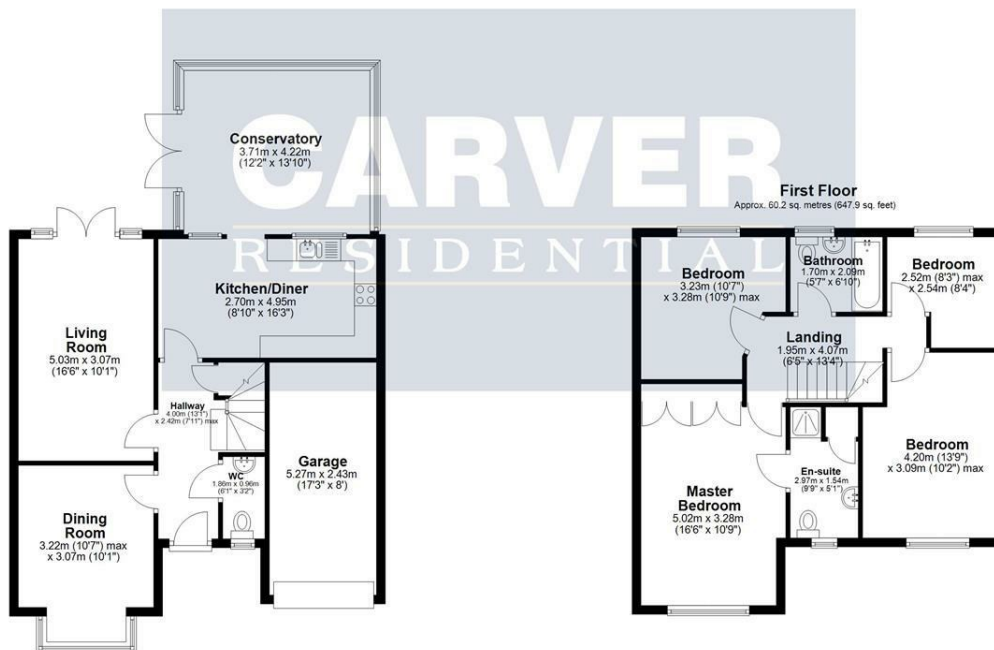
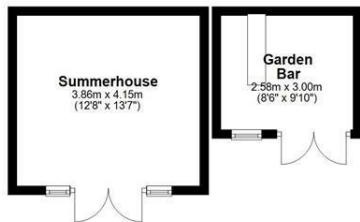
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Property Size

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 a conservatory and/or garage)



Ground Floor
Approx. 103.5 sq. metres (1114.2 sq. feet)



Total area: approx. 163.7 sq. metres (1762.0 sq. feet)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Property size taken from EPC
1367.00 sq ft

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