

CARVERS

SALES & LETTINGS

Burnhope Lane

Middleton St. George, Darlington, DL2 1FL

Offers in the region of £335,000

House - Detached

4

1

2

A beautifully presented four-bedroom detached family home, occupying a generous plot on a small cul-de-sac within this popular modern development on the outskirts of Middleton St George.

Situated on a relatively recent development, approximately three years old, this impressive detached home offers spacious and well-planned accommodation, ideally suited to modern family living. Occupying a particularly good-sized plot, the property combines contemporary styling with practical family space and is conveniently positioned on the outskirts of the highly regarded village of Middleton St George.

The ground floor accommodation begins with a welcoming entrance hallway leading to a useful cloakroom/WC and a generous lounge, providing an ideal space in which to relax. The real heart of the home is undoubtedly the fabulous kitchen/breakfast/family room, which is particularly well proportioned and fitted with a most attractive range of wall and floor units, integrated appliances and a breakfast bar. Patio doors provide direct access to the rear garden, creating a wonderful space for everyday family life and entertaining.

To the first floor are four well-proportioned bedrooms, with the principal bedroom benefiting from an attractive en-suite shower room. The accommodation is completed by a beautiful family bathroom, fitted with a lovely suite.

Externally, the property occupies a generous plot, with lawned gardens to both the front and rear. The rear garden provides an excellent space for outdoor enjoyment, while a double driveway offers off-street parking for several vehicles and leads to the garage.

The location offers the benefits of modern village living, with Middleton St George providing a popular community and a range of local amenities, whilst Darlington and its wider facilities remain readily accessible.









- Beautifully presented detached family home
- Well planned accommodation in a contemporary style
- Fabulous large kitchen/breakfast/family room
- Lovely family bathroom
- Garage and double driveway for several vehicles
- Situated on a small cul de sac
- Good size lounge
- Four good size bedrooms en-suite to primary bedroom
- Good size plot lawned gardens front and rear



GENERAL INFORMATION:

Tenure: Freehold
Services: Gas central heating, mains electric, water and drainage.
Double glazing.
Local Authority: Darlington Borough Council (Tax Banding E)
Green Spaces Levy: tbc

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

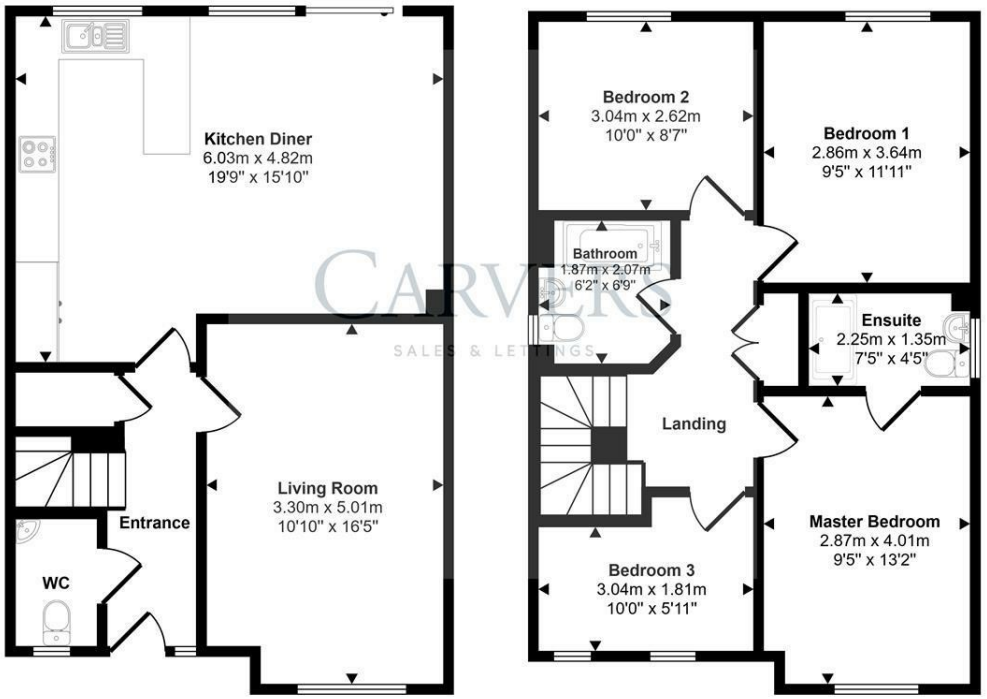
Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. this may potentially exclude e.g a conservatory and/or garage)







Approx Gross Internal Area
109 sq m / 1176 sq ft



Ground Floor
Approx 54 sq m / 583 sq ft

First Floor
Approx 55 sq m / 593 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.



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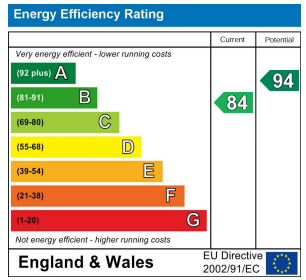
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There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.
The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.



Property size taken from EPC
1205.00 sq ft

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14 Duke Street, Darlington, County Durham, DL3 7AA 01325 357807 sales@carversproperty.co.uk