



# CARVERS

SALES & LETTINGS

St. Georges Gate

Middleton St. George, Darlington, DL2 1FE

Price £375,000

House - Detached



Located in the charming St. Georges Gate, Middleton St. George, this stunning detached house offers an exceptional living experience. With four spacious bedrooms and two well-appointed bathrooms, this property has been thoughtfully improved beyond its original specification, ensuring a blend of comfort and style.

As you enter, a welcoming hall sets the tone for the rest of the home, leading you into two inviting reception rooms. The cosy living room is perfect for relaxation, while the large kitchen and dining room provide an ideal space for family gatherings and entertaining guests. The kitchen boasts south-facing views over the mature, established south facing rear garden, allowing natural light to flood the space, creating a warm and inviting atmosphere. A handy utility room adds to the practicality of this well-designed home.

On the first floor, the master bedroom features fitted wardrobes and a bespoke refitted en-suite/wc offering a touch of luxury and convenience. The additional bedrooms are generously sized, providing ample space for family or guests, also two of the bedrooms again having fitted storage. A refitted quality bathroom completes the first floor, ensuring that all your needs are met.

Externally, the property benefits from a large resin driveway with parking for several vehicles, as well as a garage, providing secure storage and easy access, the private south facing rear garden with lawn and several seating areas are perfect for all the family to enjoy. Situated in a small exclusive development, this home offers a sense of community while still being close to local amenities.

This modern detached house is perfect for those seeking a stylish and comfortable family home in a desirable location. Don't miss the opportunity to make this exceptional property your own.



- Impressive detached home
- Master bedroom with refitted bespoke ensuite
- Ground floor cloaks/wc & handy utility room
- South facing mature, established rear garden
- Upgraded beyond its original specification
- Four spacious bedrooms
- Welcoming hallway
- Large kitchen/breakfast room
- Driveway allowing off road parking for several vehicles leading to garage
- Internal viewing is the only way to appreciate this stunning home

### GENERAL INFORMATION

Tenure: Freehold

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

Double glazing, also having the benefit of a fully serviced security alarm system.

Local Authority: Darlington Borough Council (Tax Banding E) also having the benefit of a Hive system.

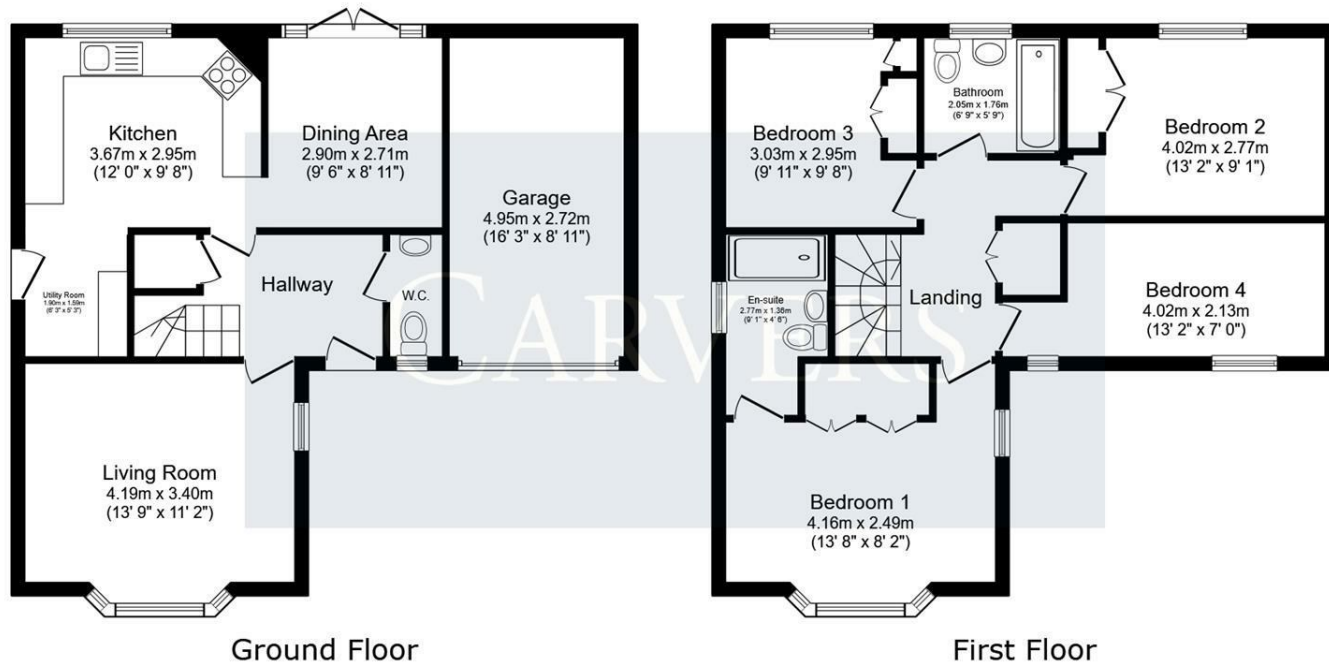
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### Property Size

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. conservatory, garage)





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>		
(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>	76	80
	EU Directive 2002/91/EC	

Property size taken from EPC  
1205.00 sq ft

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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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.

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