



How about this for a garden?

If you're looking for a great family home with an AWESOME garden, somewhere with space and a large double garage with off street parking for multiple vehicles..... Maybe you need or want a separate home office, small gym or maybe a consultation room for a home business then this is the place for you...!!

Welcome to the charming neighbourhood of Oak Tree Close, Middleton St. George, an excellent opportunity for families and individuals alike. Occupying a large corner plot with dual access, this property has three spacious reception rooms, ample space for relaxation, entertaining, and family gatherings. The well-proportioned three bedrooms provide comfortable living quarters, ensuring a restful retreat at the end of the day.

The house features a modern family bathroom on the first floor with a convenient 2nd W/C on the ground floor. A standout features of this property (apart from the large beautiful wrap around garden) is the generous parking available, accommodating six or more vehicles, which is a rare find and adds to the convenience of daily life.

The property also has a studio room tucked away in the garden, ideal for a home office / gym / or maybe a cinema room retreat, whatever your needs?

Set in a peaceful area, this home is perfect for those seeking a tranquil lifestyle while still being within easy reach of local amenities and superb transport links. The surrounding community is known for its friendly atmosphere and offers a variety of recreational activities, making it an ideal place to settle down.

In summary, this detached house on Oak Tree Close is a wonderful opportunity for anyone looking for a spacious and comfortable home in a lovely location. With its ample reception space, well-sized bedrooms, and convenient parking, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this charming property your own.





- 3 Bedroom Detached family home
- Beautiful South west facing garden
- Large Double garage
- Home office / consultation room / Gym / cinema retreat....?
- HUGE corner plot with dual access driveways
- 2 driveways for multiple vehicles
- Modern open plan interior
- Family bathroom and a 2nd downstairs W/C

GENERAL INFORMATION:

Tenure: Freehold

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

Double glazing

Local Authority: Darlington Borough Council (Tax Banding D)

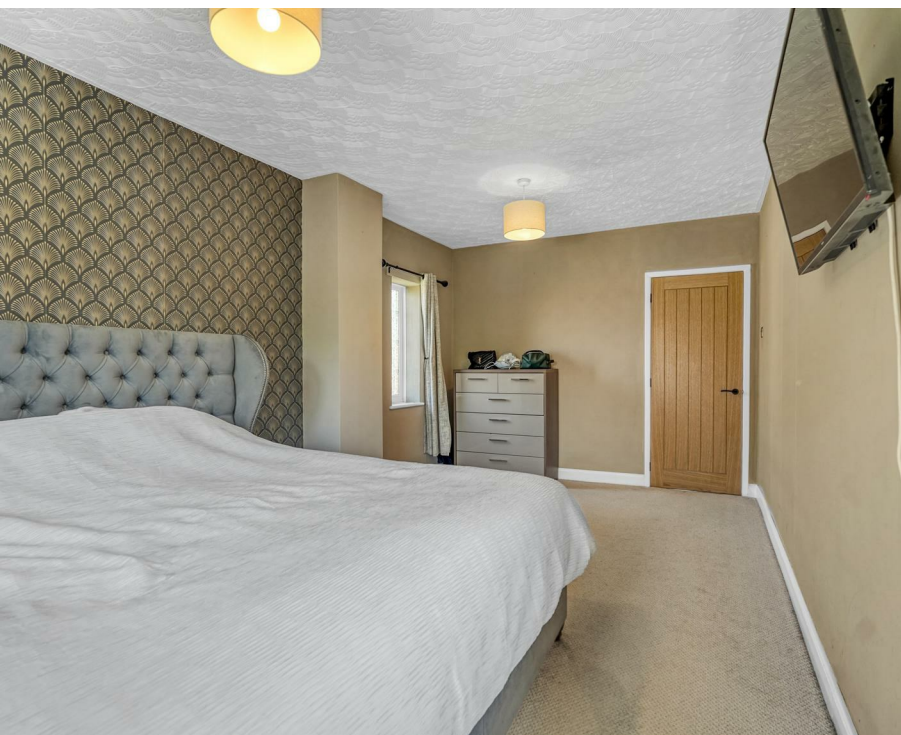
Buyers Identification Checks

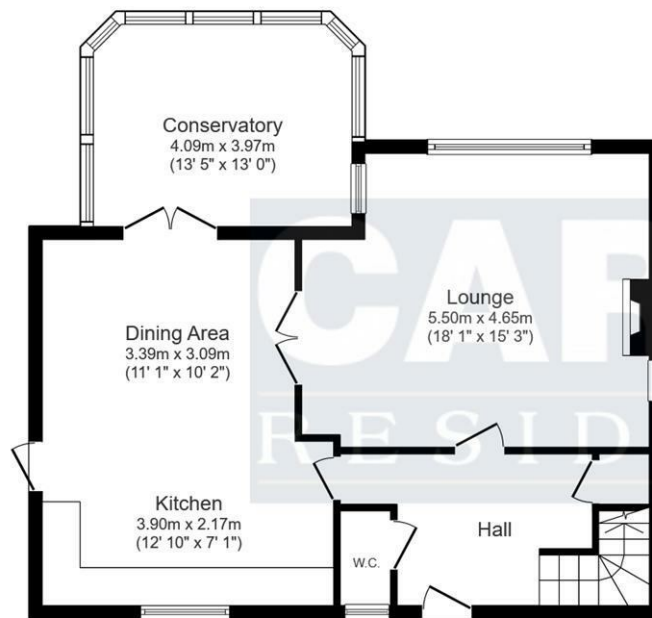
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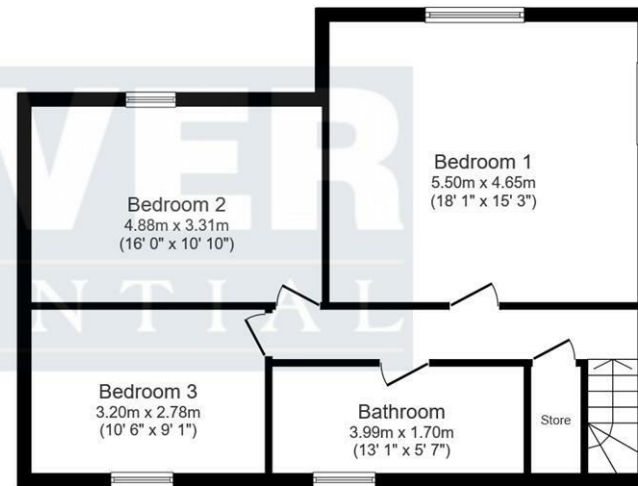








Ground Floor
Floor area 75.7 sq.m. (815 sq.ft.)



First Floor
Floor area 62.3 sq.m. (671 sq.ft.)

Total floor area: 138.0 sq.m. (1,486 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

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
100-120 kWh/m ² /yr A		
81-100 kWh/m ² /yr B		
69-80 kWh/m ² /yr C		
55-68 kWh/m ² /yr D		
49-54 kWh/m ² /yr E		
41-48 kWh/m ² /yr F		
31-40 kWh/m ² /yr G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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MAB 6202



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