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SALES & LETTINGS

Goosepool Way
Middleton St. George, Darlington, DL2 1RE
Offers in the region of £425,000

House - Detached



Situated within the ever-popular village of Middleton St George, this impressive four-bedroom detached family home offers generous, well-planned accommodation designed for modern family living. Combining stylish interiors with practical spaces, the property is perfectly suited to those seeking a home that effortlessly balances everyday life with entertaining.

At the heart of the home is a spacious kitchen and dining area, creating a welcoming hub for family meals, social occasions, and busy mornings alike. A separate utility room adds valuable practicality, helping to keep the main living spaces organised and clutter-free.

Upstairs, the principal bedroom enjoys the luxury of its own en-suite shower room, while three further well-proportioned bedrooms provide flexibility for growing families, guests, or those working from home.

The property benefits from an integrated double garage, offering excellent storage and secure parking, together with driveway parking and front and back gardens.



- Stunning modern home
- Popular village location
- Off street parking
- Double garage
- Bi-fold doors

GENERAL INFORMATION:

Tenure: Freehold

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

Double glazing

Local Authority: Darlington Borough Council (Tax Banding F)

Annual Green Levy: £108.25

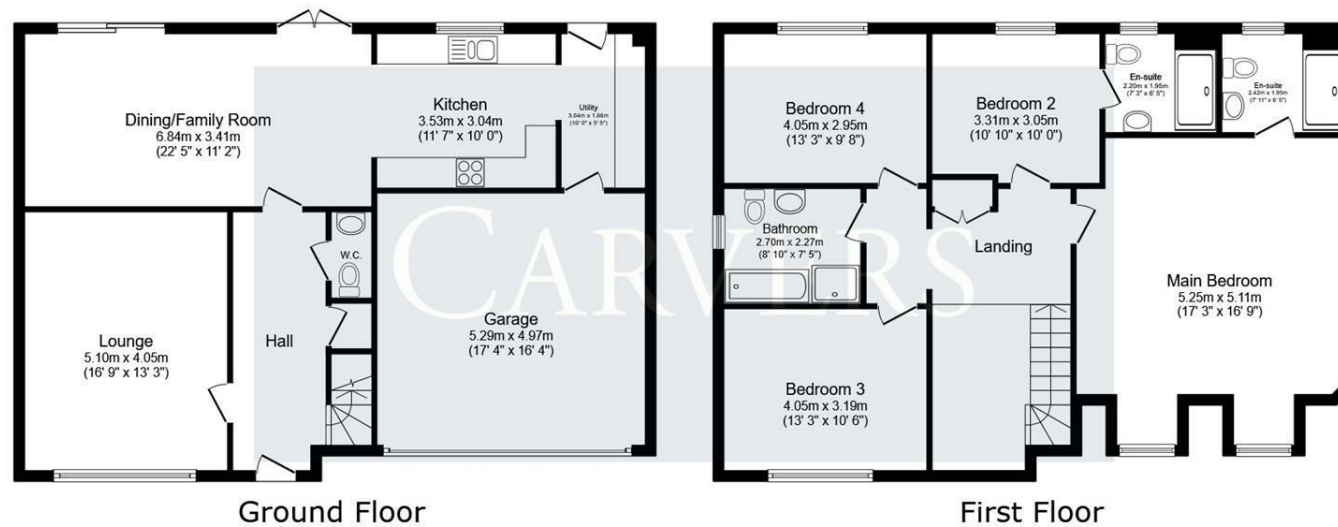
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Property Size

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 e.g. a conservatory and/or garage)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	85	
(69-80) C		
(55-68) D		
(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
1829.00 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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