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Burnhope Lane

Middleton St. George, Darlington, DL2 1FL

**Offers in the region of £300,000**

House - Detached  
4 Bedroom/s  
2 Bathroom/s

Have you set a goal of moving into a new home in 2026? Well, you'll be hard pressed to find a nicer one than this!!

With bold accents of European styling throughout, this home is a real winner... This delightful detached home on Burnhope Lane offers stylish living, comfort and space. With solid wooden flooring throughout and beautiful European furniture and cabinetry, it's truly one of a kind!

Offering a spacious and generous area of 1,205 square feet, (not including the garage) this property is the ideal place for families seeking a welcoming home.

The house boasts two inviting reception rooms, providing ample space for relaxation and entertaining guests. The well-designed layout includes four spacious bedrooms, ensuring that everyone has their own private retreat. Additionally, there are two modern bathrooms, (Master bedroom with ensuite) and a further W/C on the ground floor which all adds to the convenience of family living.

Outside, the property features parking for up to three vehicles, with a single garage and generous driveway making it easy for residents and visitors alike. The surrounding area is peaceful and offers a sense of community, while still being conveniently located for access to local amenities and great transport links.

This home is a wonderful opportunity for those looking to settle in a quiet yet accessible location. With its ample living space and thoughtful design and styling, it is sure to appeal to a variety of buyers. Do not miss the chance to make this lovely house your new 'home'.





- 4 Bedroom Detached near new home
- Formal lounge to front, flowing into Dining
- Family bathroom and downstairs W/C
- European styling
- Single garage and off street parking
- Open plan Kitchen /dining
- Master bedroom with ensuite
- Beautiful wood flooring throughout
- Private rear garden, mainly laid to lawn
- Close to local amenities and great transport links

#### **GENERAL INFORMATION:**

Tenure: Freehold

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

Double glazing

Local Authority: Darlington Borough Council (Tax Banding E)

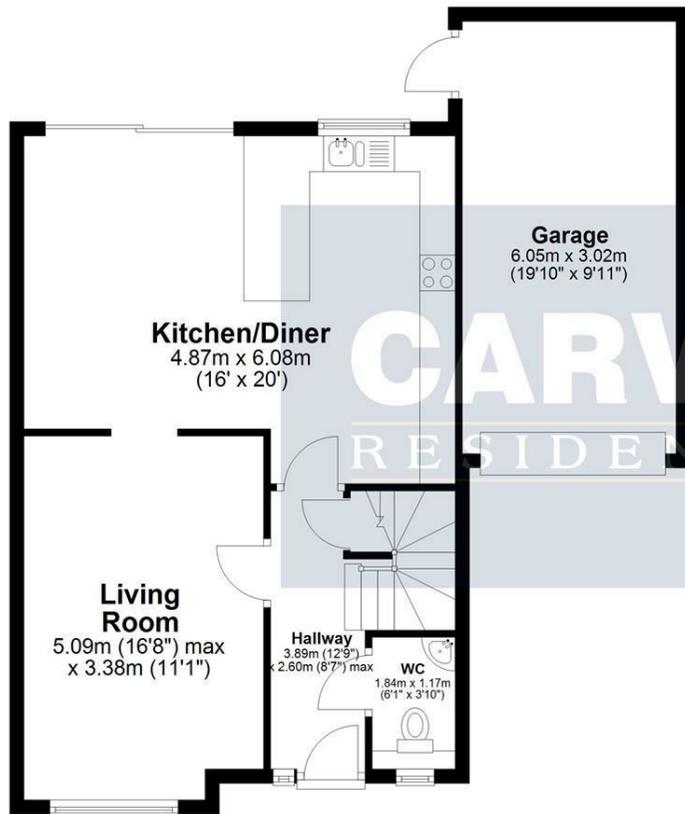
#### **Buyers Identification Checks**

Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential 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.

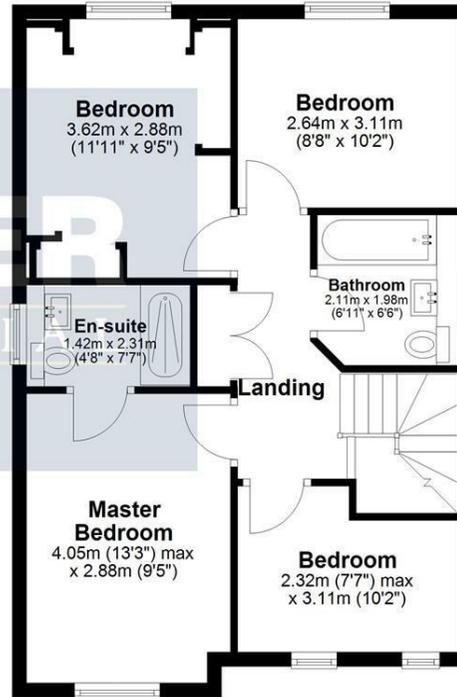
#### **Property Size**

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 a conservatory and/or garage)

**Ground Floor**  
Approx. 73.7 sq. metres (793.3 sq. feet)



**First Floor**  
Approx. 55.0 sq. metres (592.1 sq. feet)



Total area: approx. 128.7 sq. metres (1385.4 sq. feet)  
**64 Burnhope Lane, Middleton St George**

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus)	A		94
(81-91)	B	84	
(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	

Floor Area from EPC -  
1205.00 sq ft

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Your home may be repossessed if you do not keep up repayments on your mortgage. There will 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

MAB 6202



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