



**CARVERS**  
SALES & LETTINGS

Romangate

Middleton St. George, Darlington, DL2 1FG

Price £525,000

House - Detached



4

2

2

One word... Beautiful!

Welcome to "Romangate" in the charming village of Middleton St. George, Darlington. This is a stunning detached property in a very enviable, end of cul-de-sac, corner plot on the Romangate development. Looking for a home with a bit of extra outdoor space? This is it! With four generously sized bedrooms, this property is ideal for those seeking a family home that accommodates relaxation and practicality.

Upon entering, you are greeted by two inviting reception rooms to the front, providing ample space for entertaining guests or enjoying quiet family evenings. However it's towards the rear of the property where the space comes alive! Take a look at this huge family living area to the rear, open plan with kitchen / dining and looking out over that stunning, large, private garden.

Just imagine having a few friends around or hosting a family gathering here!

The property boasts two well-appointed bathrooms, (one en-suite) and a further downstairs W/C ensuring convenience for busy households. Each bedroom is spacious and filled with natural light, creating a warm and welcoming atmosphere throughout the home.

One of the standout features of this property is the extensive parking available to the front for multiple vehicles with a further double garage for more! All adding to the appeal for families or those with multiple cars. The outdoor space offers potential for gardening or more garaging if required to the side / front with the enviable corner plot setting.

This home is not just a place to live; it is a sanctuary that provides comfort and space in a lovely community. With its excellent location in Middleton St. George, you will enjoy the benefits of village life while being just a short distance from the local amenities and transport links. This property is a wonderful opportunity for anyone looking to settle in a friendly and welcoming neighbourhood.



- Beautiful detached family home
- 4 bedrooms
- Family bathroom, ensuite to master bed, downstairs W/C
- More gardens to front and side
- Close to local amenities and transport links
- Larger than average, end of cul-de-sac, corner plot
- 3 living areas, formal lounge to front, formal dining to front, huge open plan to rear
- Beautiful manicured private garden to rear
- Off street parking for multiple vehicles and a double garage

#### GENERAL INFORMATION:

Tenure: Freehold

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

Double glazing

Local Authority: Darlington Borough Council (Tax Banding F)

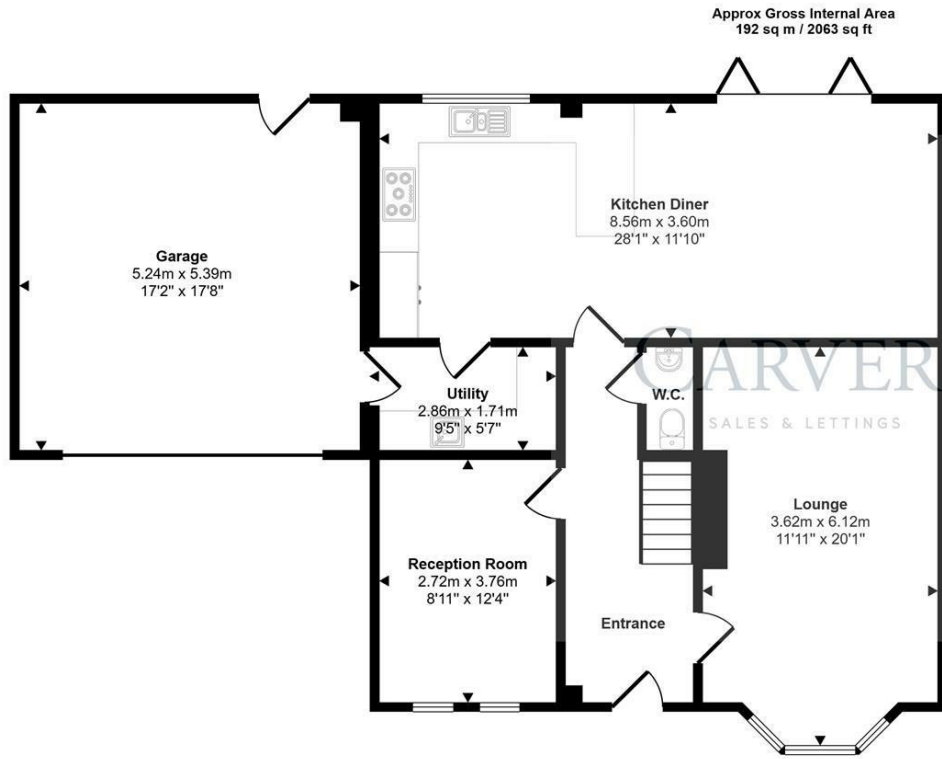
#### Buyers Identification Checks

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.

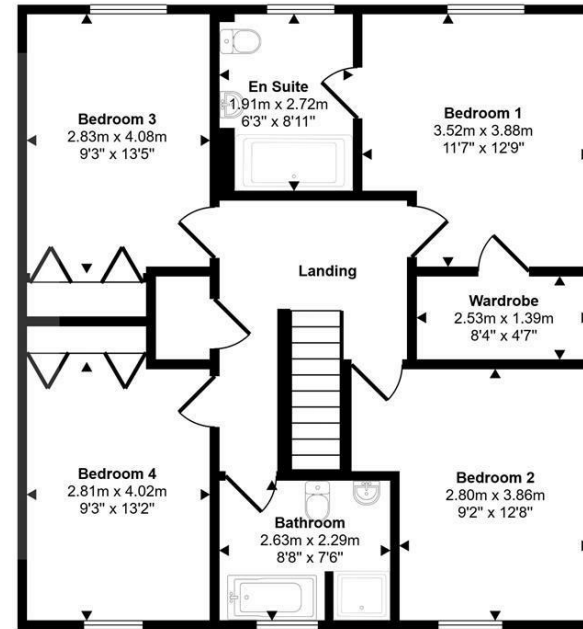
#### Property Size

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)





Ground Floor  
Approx 111 sq m / 1192 sq ft



First Floor  
Approx 81 sq m / 871 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.

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>	86	91
	EU Directive 2002/91/EC	

Property size taken from EPC sq ft

**Searching 1,000s of mortgages**  
Access to 12,000+ products from 90+ lenders across the UK.  
Call: 01325 370341 Visit: Any of our offices  
Web: mortgageadvicebureau.com/carvers

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

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Carvers nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.