



CARVERS
SALES & LETTINGS

Woodlands Green
Middleton St. George, Darlington, DL2 1EE
Price £315,000

House - Detached



A beautifully presented and thoughtfully improved detached family home, occupying a particularly pleasant corner position with an attractive rear garden and excellent outdoor space.

The house has a welcoming entrance hallway leading to a separate cloakroom, a large lounge with a feature fireplace and bay window, and a separate dining room with French doors opening into the garden room. The garden room provides a lovely additional space from which to enjoy the garden and brings a wonderful sense of connection between the house and outside.

The kitchen/breakfast room is another real highlight — a good-sized room with plenty of space for everyday family life and informal dining.

There are four bedrooms, including a particularly attractive principal bedroom with its own en-suite shower room. Two further bedrooms are linked by a Jack & Jill en-suite, while the fourth bedroom is served by the family bathroom.

Outside, the property occupies a lovely corner plot, with a well-kept and attractive rear garden providing a pleasant setting. A double driveway and integral garage provide ample parking and useful storage.

This is a home which has clearly been cared for and improved by the current owner, combining a well-planned layout with the presentation and finish of a property that is ready to enjoy.



- Fabulous detached family home
- Lovely corner plot with the rear garden a real feature
- Two large reception rooms and beautiful garden room
- Garage and double driveway
- Superbly presented much improved accommodation
- Four bedrooms en suite to master "Jack and Jill" to two others
- Kitchen/Breakfast room with integrated appliances

GENERAL INFORMATION:

Tenure: Freehold

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

Double glazing

Local Authority: Darlington Borough Council (Tax Banding E)

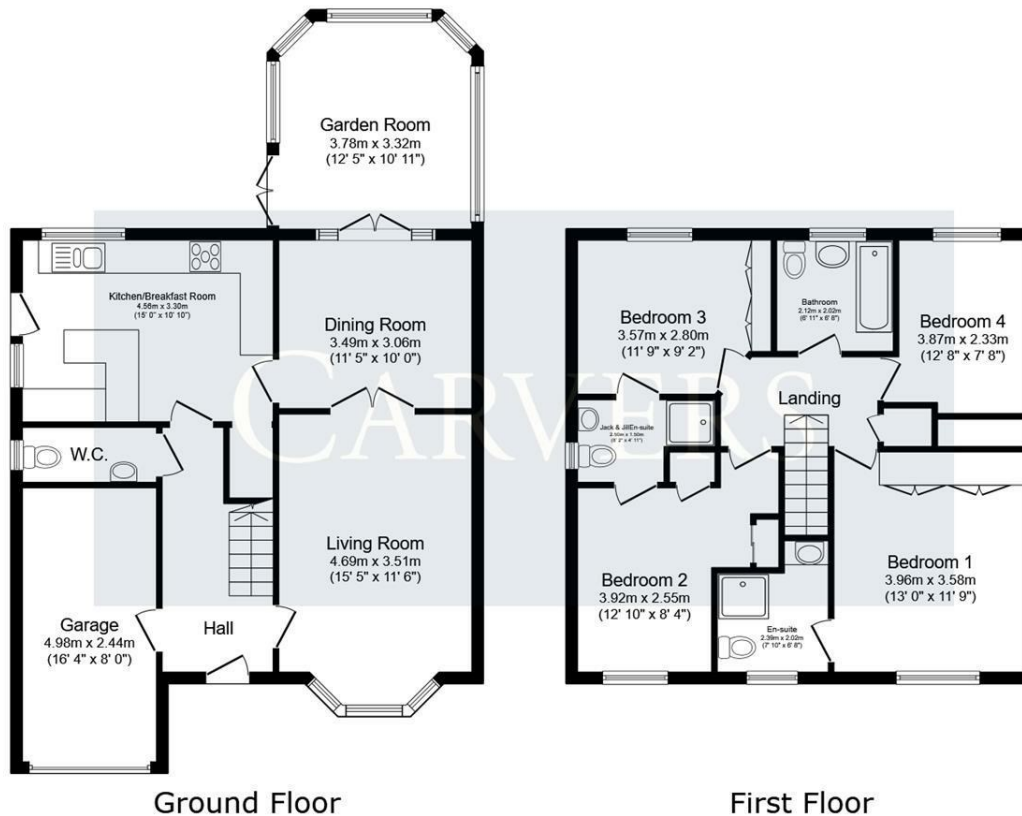
Buyers Identification Checks

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





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		73
(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
1280.00 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

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.