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Cornflower Close

Middleton St. George, Darlington, DL2 1GF

Price £290,000

House - Semi-Detached



On the popular Oak Meadows development in Middleton St George, this contemporary four-bedroom semi-detached home showcases the sought-after 'The Ash' design, offering generous living space, a versatile layout and modern styling throughout.

Arranged over three floors, this impressive home is ideal for families and those looking for flexible accommodation to suit changing needs. The property combines spacious living areas with four well-proportioned bedrooms, creating plenty of room for both everyday living and entertaining. The second floor features a modern principle bedroom with en-suite creating the perfect quite space. The garage has been converted and divided creating store space and flexibility for an additional bedroom perfect for guests.

Externally, the home benefits from a driveway providing convenient off-street parking and a more than generous garden with patio space and lawn. With its attractive design, practical layout and desirable development location, this property offers an excellent opportunity for buyers seeking a modern family home in Middleton St George, with local amenities and transport links within easy reach.



- Forming part of the Oak Meadows development
- Integral garage
- Rear garden
- Set over three floors
- Driveway parking

GENERAL INFORMATION:

Tenure: Freehold

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

Double glazing

Local Authority: Darlington Borough Council (Tax Banding D)

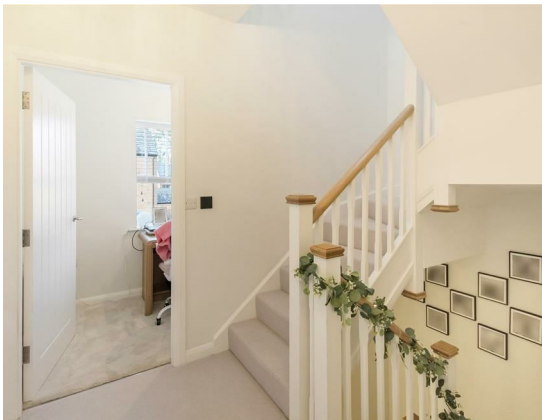
Please note that Phase 2 of the development has started behind the property.

Buyers Identification Checks

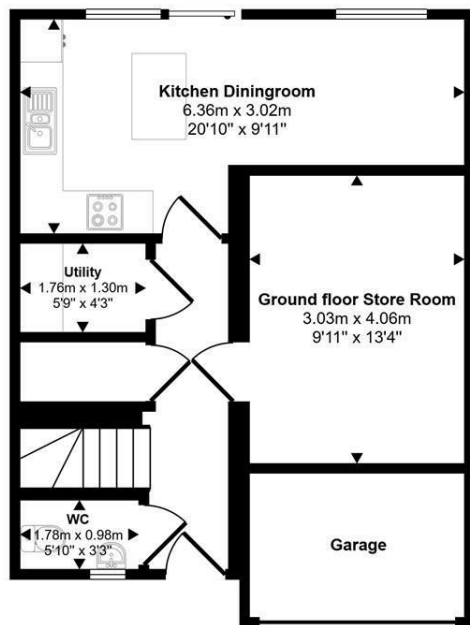
Should a purchaser(s) have an offer accepted on a property marketed by Carvers they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity, 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

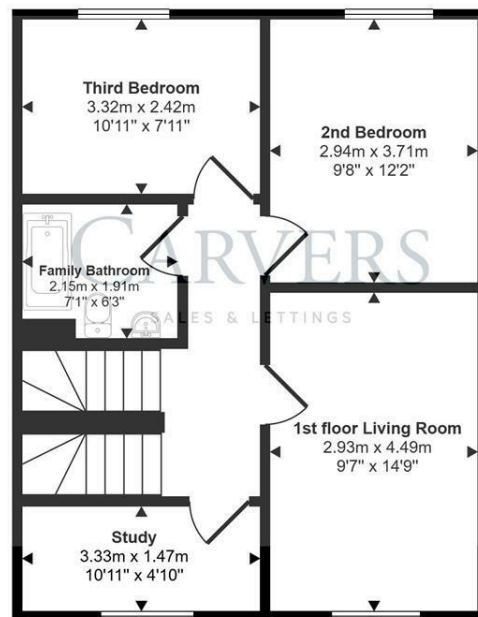
Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. this may potentially exclude e.g. a conservatory and/or garage)



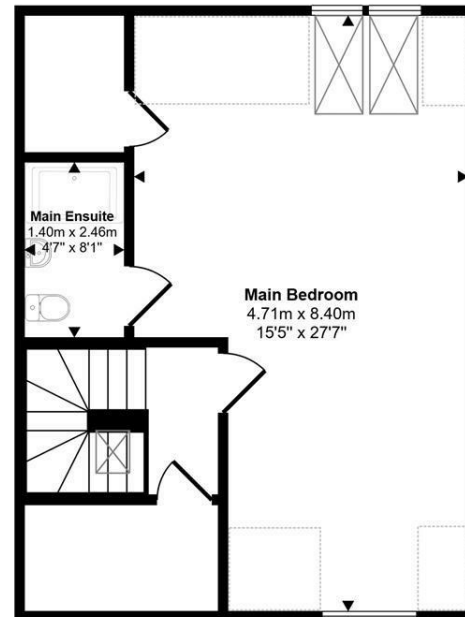
Approx Gross Internal Area
157 sq m / 1688 sq ft



Ground Floor
Approx 51 sq m / 546 sq ft



First Floor
Approx 53 sq m / 575 sq ft



Second Floor
Approx 53 sq m / 566 sq ft

Denotes head height below 1.5m

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	83	91
	EU Directive 2002/91/EC	

Property size taken from EPC
1345.00 sq ft

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The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.



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