





Located in the charming village of Middleton St. George, Acorn Close presents a splendid opportunity to acquire a modern detached house on a small, exclusive development, ensuring a sense of community and tranquillity.

Upon entering, you are greeted by a welcoming hallway that sets a warm and inviting tone for the home. The expansive living room, complete with a feature fireplace, provides an ideal space for relaxation and entertaining. Adjacent to this, a separate dining room offers a perfect setting for family meals or gatherings. The fitted kitchen/breakfast room provides ample space for cooking and casual dining. Additionally, a good-sized conservatory extends the living area, allowing for an abundance of natural light and views of the garden.

The first floor boasts a landing area leading to the principle bedroom, which features an en-suite bathroom for added convenience. Three further double bedrooms provide ample accommodation for family or guests, complemented by a family bathroom/WC.

Externally, the property features a block-paved driveway that accommodates parking for several vehicles. The large rear garden is predominantly laid to lawn, creating a perfect outdoor space for children to play or for hosting summer gatherings. An attractive summerhouse and cocktail bar add a touch of luxury, making this garden a delightful retreat.







- Small sought after development
- Located within the ever popular, picturesque village of Middleton-St-George
- Suited to the family buyer
- Spacious interior
- Two well appointed reception rooms with large conservatory
- Kitchen/breakfast room fitted with a range of units
- Four bedrooms master having en-suite & family bathroom/wc
- Double width driveway and garage
- Private rear garden, with Large summerhouse, cocktail bar and useful garden shed.

#### GENERAL INFORMATION

Tenure: Freehold

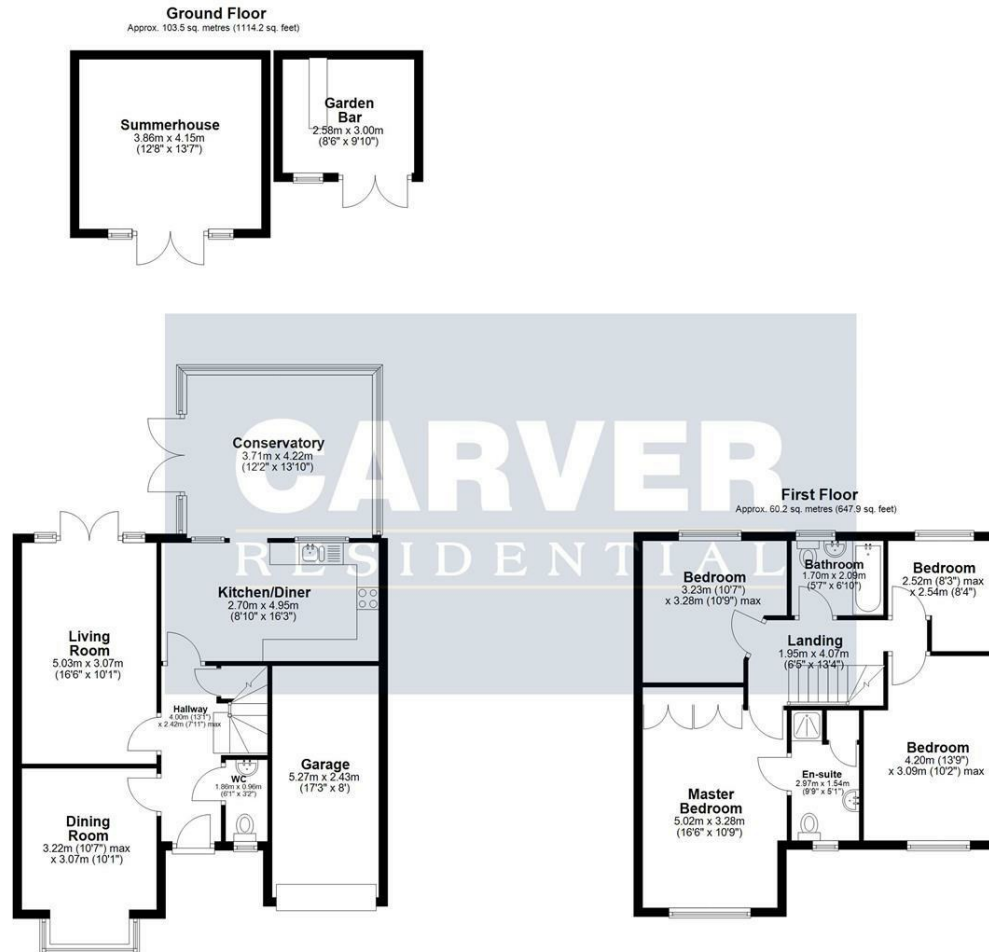
Services: gas central heating, mains electric, water and drainage.

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.



Total area: approx. 163.7 sq. metres (1762.0 sq. feet)  
17 Acorn Close, Middleton St George

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>	EU Directive 2002/91/EC	

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MAB 6202



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