



A most impressive family home, constructed to a high standard, offering well planned living accommodation. Ideally suited to the family buyer. Stepping into the spacious welcoming hallway, the property is light and inviting with stunning glass balustrade and oak staircase, you get a feeling that you have entered your forever home, having the advantage of two large reception rooms, there is the fabulous open plan fully fitted kitchen/diner, with quality units, quartz work surfaces, with Centre island, and a host of quality integrated appliances, the perfect place for the whole family, also a handy utility room, and cloaks/WC and also the benefit of a fully double glazed garden room completes the ground floor.

To the first floor is a spacious landing, FOUR good sized bedrooms, and family bathroom/WC with four piece suite, together with feature tiling.

Externally the extensive bespoke DRIVEWAY which has recently been completed offers off road parking for several vehicles leading to the garage. The private enclosed rear garden having been landscaped is the perfect place to relax.





- STUNNING UNIQUE FAMILY HOME
- PICTURESQUE VILLAGE LOCATION
- GENEROUS PROPORTIONS
- TWO LARGE RECEPTION ROOMS
- FOUR DOUBLE BEDROOMS

- EXCEPTIONAL QUALITY OF FINISH
- PERFECT FOR COUNTRYSIDE WALKS
- OPEN PLAN KITCHEN/DINER
- ADDITIONAL GARDEN ROOM
- EXTENSIVE BESPOKE DRIVE & GARAGE

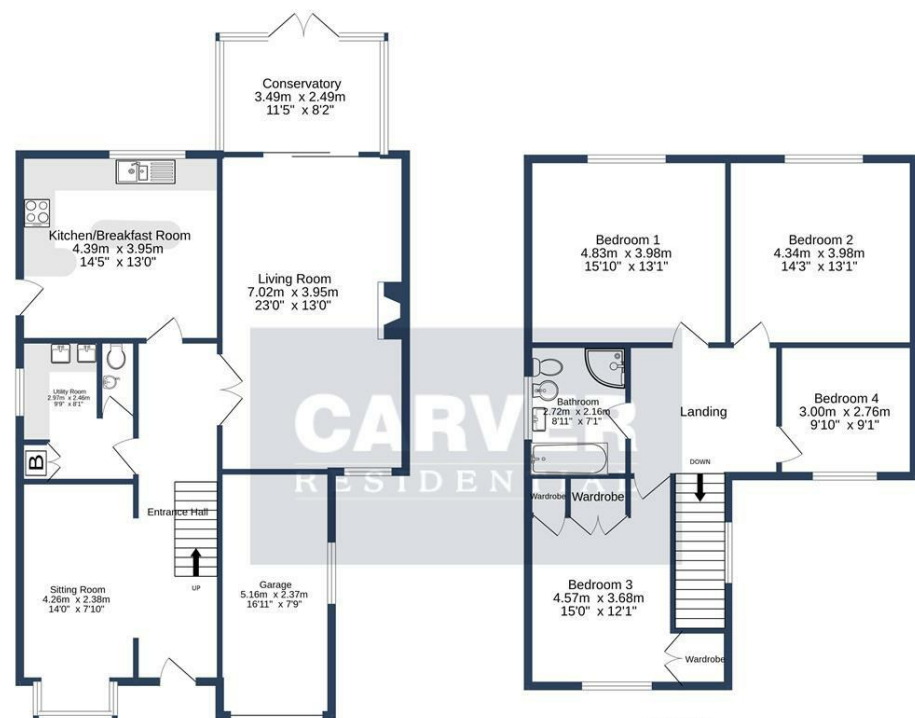
GENERAL INFORMATION

Tenure: Freehold

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

Double glazing

Local Authority: Darlington Borough Council (Tax Banding D)



GROUND FLOOR
95.4 sq.m. (1027 sq.ft.) approx.

1ST FLOOR
73.9 sq.m. (796 sq.ft.) approx.

THE SPINNEY, MIDDLETON-ST-GEORGE, DL2 1HD.

TOTAL FLOOR AREA: 169.3 sq.m. (1822 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		77
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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MAB 6202



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