

CARVERS

SALES & LETTINGS

St. Georges Gate

Middleton St. George, Darlington, DL2 1FE

Offers in the region of £350,000

House - Detached

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Located in the charming St. Georges Gate, Middleton St. George, this stunning detached house offers an exceptional living experience. With four spacious bedrooms and two well-appointed bathrooms, this property has been thoughtfully improved beyond its original specification, ensuring a blend of comfort and style.

As you enter, a welcoming hall sets the tone for the rest of the home, leading you into two inviting reception rooms. The cosy living room is perfect for relaxation, while the large kitchen and dining room provide an ideal space for family gatherings and entertaining guests. The kitchen boasts south-facing views over the mature, established south facing rear garden, allowing natural light to flood the space, creating a warm and inviting atmosphere. A handy utility room adds to the practicality of this well-designed home.

On the first floor, the master bedroom features fitted wardrobes and a bespoke refitted en-suite/wc offering a touch of luxury and convenience. The additional bedrooms are generously sized, providing ample space for family or guests, also two of the bedrooms again having fitted storage. A refitted quality bathroom completes the first floor, ensuring that all your needs are met.

Externally, the property benefits from a large resin driveway with parking for several vehicles, as well as a garage, providing secure storage and easy access, the private south facing rear garden with lawn and several seating areas are perfect for all the family to enjoy Situated in a small exclusive development, this home offers a sense of community while still being close to local amenities.

This modern detached house is perfect for those seeking a stylish and comfortable family home in a desirable location. With NO ONWARD CHAIN, don't miss the opportunity to make this exceptional property your own.









- NO ONWARD CHAIN
- Master bedroom with refitted bespoke en-suite
- Ground floor cloaks/wc & handy utility room
- Upgraded beyond its original specification
- Newly installed fibre network to the area
- Four spacious bedrooms
- South facing mature, established rear garden
- Large kitchen/breakfast room
- Driveway allowing off road parking for several vehicles leading to garage

GENERAL INFORMATION

Tenure: Freehold
Services: gas central heating, mains electric, water and drainage
Double glazing, also having the benefit of a fully serviced security alarm system.
Local Authority: Darlington Borough Council (Tax Banding E) also having the benefit of a Hive system.

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.

Property Size

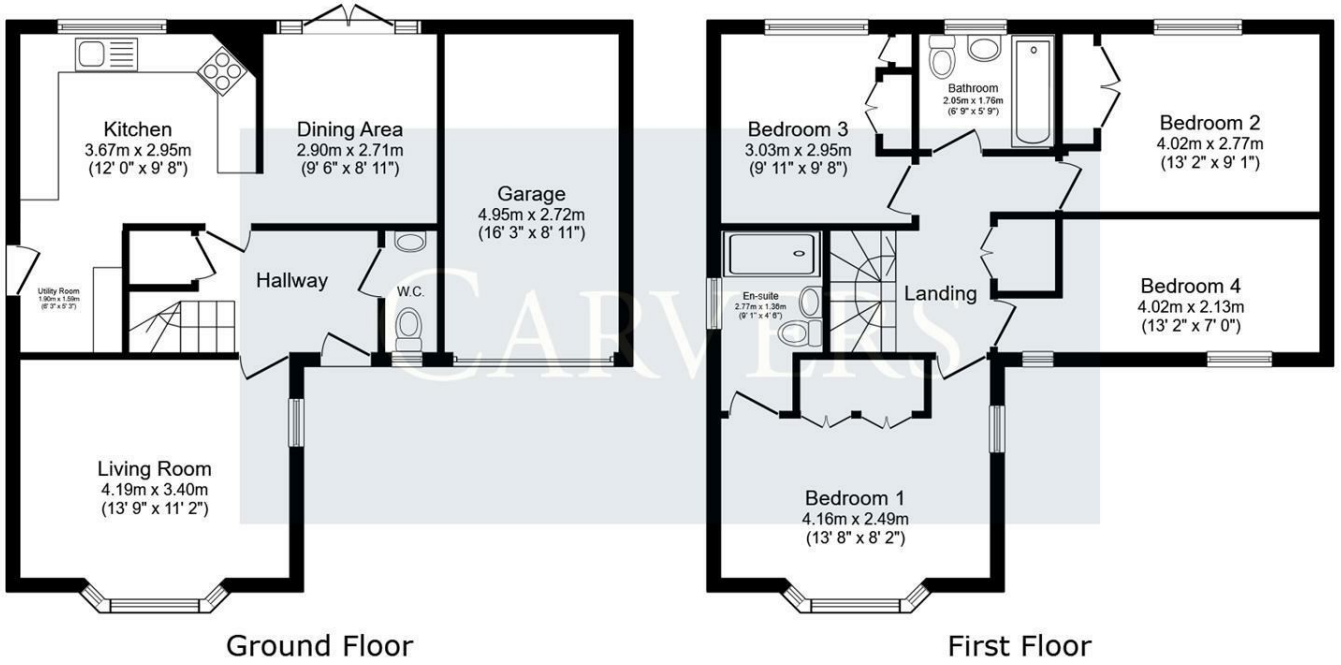
Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. conservatory, garage)

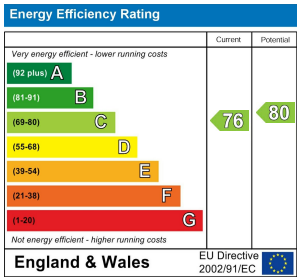












Property size taken from EPC
1205.00 sq ft

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

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