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Middleton Road  
Sadberge, Darlington, DL2 1RR  
**Price £200,000**

House - Semi-Detached  
3 Bedroom/s  
2 Bathroom/s



Tucked away behind the Buck Inn public house in the picturesque village of Sadberge, just 5 minutes from Darlington and within easy access to the A66, this modern three bedroom home benefits from large rear garden, parking for two cars and impressive views of the Cleveland Hills to the rear. The property was constructed in 2020 and the current owners have added to what is already a beautiful home. There is raised decking within the garden which is perfect for socialising in the summer months with additional land beyond the main garden too. The property is stylishly presented throughout and includes entrance hallway, kitchen/breakfast room, WC, living/dining room with double doors out to the rear garden. To the first floor there are three bedrooms (with fitted wardrobe space within bedroom one) and bathroom. To the front of the property there is a driveway (accessed via the Buck Inn public house car park) for two vehicles.





- IMPRESSIVE VIEWS OF CLEVELAND HILLS
- VILLAGE LOCATION
- BEAUTIFUL HOME
- SPACIOUS REAR GARDEN
- PARKING FOR TWO CARS

#### GENERAL INFORMATION

Tenure: Freehold

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

Double glazing

Local Authority: Darlington Borough Council (Tax Banding C).

There is a private Pumping Station for the 3 dwellings where waste is treated before being pumped up to the mains sewer.

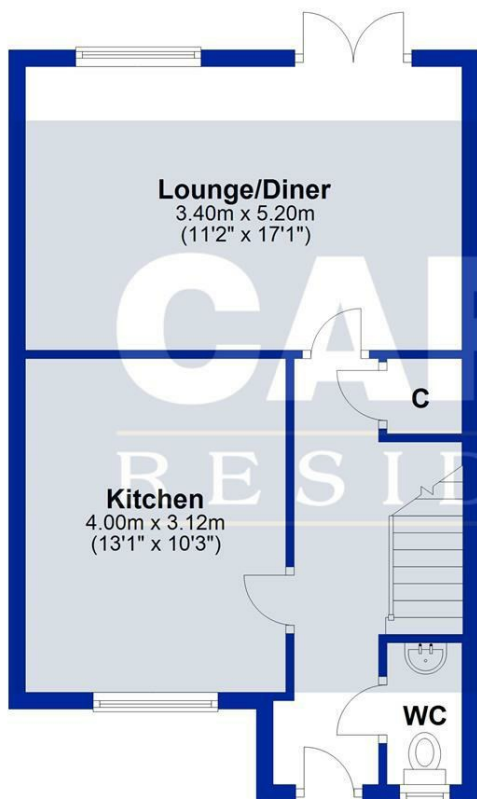
There is an agreement with the 3 dwellings to equally share the maintenance/servicing costs of the Pumping Station (approximate cost £10 per month).

The property is accessed through the archway of the Buck Inn Pub, and the owners of 3 Buck Mews have right of access over their land to get to the property. This access is not to be obstructed at any time.



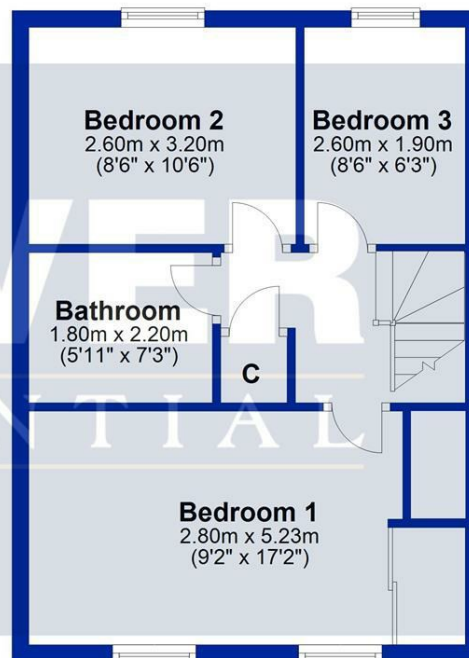
## Basement

Approx. 41.6 sq. metres (448.0 sq. feet)



## First Floor

Approx. 38.8 sq. metres (417.6 sq. feet)



Total area: approx. 80.4 sq. metres (865.7 sq. feet)

For identification purposes only. Not to scale.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		95
(81-91) <b>B</b>	83	
(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		
England & Wales		EU Directive 2002/91/EC

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