



NO ONWARD CHAIN. Situated at the lower end of Middleton Lane close to the hamlet of Middleton one row, with great countryside and river walks nearby, along with an award winning pub and restaurant within a close proximity. This large 6 bedroom house, set over three floors, has all necessary amenities for a great lifestyle. Situated in a mature setting, the property, to the front has a large mature front garden along with off-road parking for four cars. To the rear of the property is a West facing garden which benefits from all day sun so is perfect for summertime entertaining. Internally, the property briefly comprises entrance hallway, WC, two reception rooms, open plan kitchen/breakfast room, utility room and integral access into the double garage. The first floor landing gives access to five bedrooms, family bathroom and en-suite shower rooms off two of the bedrooms along with a useful dressing area within bedroom one. Bedroom three also has the advantage of a south/west facing balcony. The uppermost landing area is currently utilised as a study space with access to a further double bedroom with walk-in loft space. There are excellent transport links nearby, with Dinsdale train station 12 minutes' walk away with direct line into Darlington with connections to Newcastle, Edinburgh, York and London. In addition good road connections with A66, A1/A19 North and South. Overall, a highly impressive, large home in an excellent position.





- CLOSE TO MIDDLETON-ONE-ROW
- POPULAR PUB/RESTAURANT ONLY 5 MINUTES' WALK AWAY
- WEST FACING REAR GARDEN
- DOUBLE GARAGE AND UTILITY ROOM
- DOWNSTAIRS WC
- PICTURESQUE COUNTRYSIDE AND RIVER WALKS NEARBY
- TREE LINED STREET
- PLENTY OF OFF STREET PARKING
- TWO EN-SUITE SHOWER ROOMS AND BATHROOM

#### GENERAL INFORMATION:

Tenure: Freehold

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

Double glazing

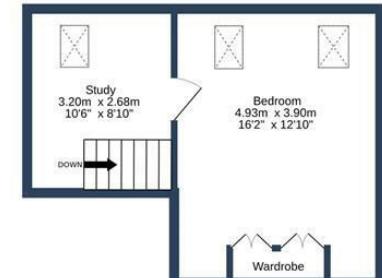
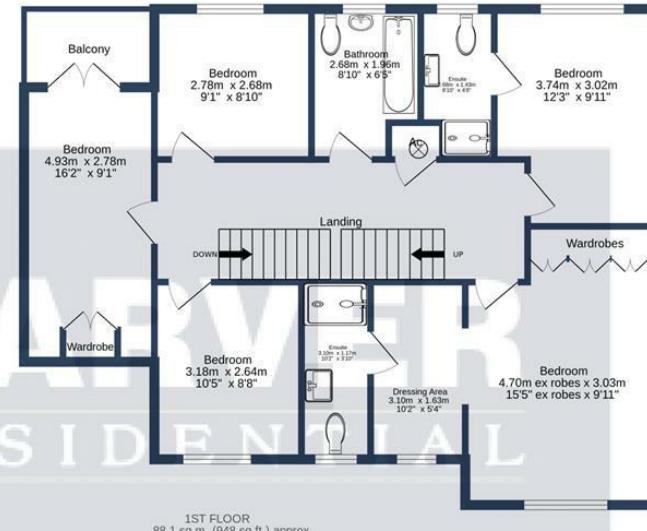
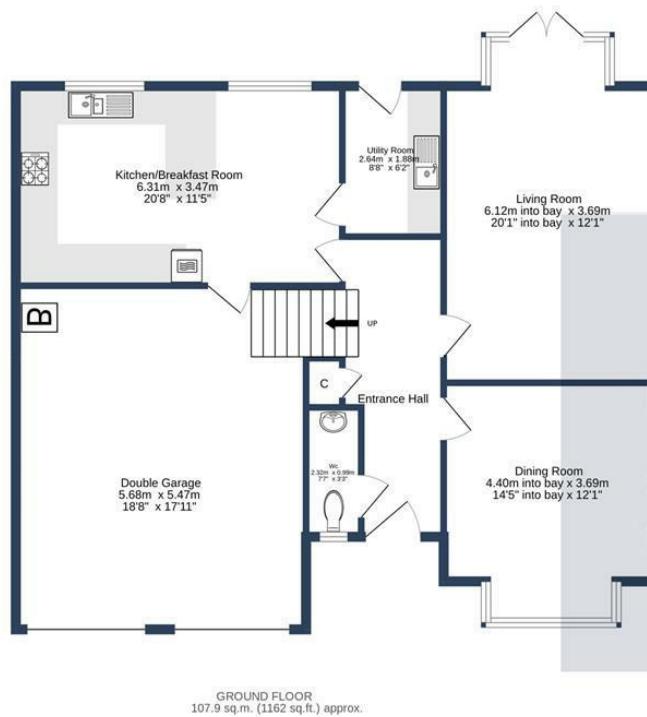
Local Authority: Darlington Borough Council (Tax Banding G)









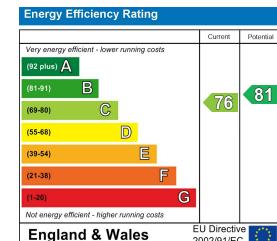


### CEDAR GROVE, MIDDLETON-ST-GEORGE. DL2 1GA

TOTAL FLOOR AREA : 223.0 sq.m. (2400 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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