



# CARVERS

SALES & LETTINGS

Middleton Road  
Sadberge, Darlington, DL2 1RP  
Price £210,000

House - Terraced



MAY INCENTIVE! RESERVE BEFORE 31st MAY AND CARPETS WILL BE INCLUDED \*\* The Cheltenham is a modern three storey mid terrace property with flexible living spaces throughout. The welcoming hallway leads to the bright open-plan kitchen/dining and living room - complete with French doors to the rear garden. A guest W.C. is also found off the entrance hall as well as a storage cupboard.

The first floor is home to a generous double bedroom, the family bathroom and a single bed - ideal as a home office or nursery. A stunning master suite is found on the second floor and boasts a dressing room and modern en suite.

\*\*conditions apply



- APRIL INCENTIVE - CARPETS INCLUDED (conditions apply)
- Kitchen diner
- Popular village location
- Bedroom one with en-suite
- Living room with doors opening into rear garden
- Finished to a high specification

#### The Development

Situated in the picturesque village of Sadberge with excellent commuter routes to Darlington and Durham, The Paddocks, offers an exclusive range of 25 three and four bedroom homes designed for every type of home buyer. Set in a vibrant village community there is a range of local amenities on your doorstep including an active village hall offering fitness classes, children's clubs, coffee shop and a post office. Socialising with friends and family is easy with two excellent pubs a stone throw from the development as well as a good range of sporting clubs and activities nearby. For children there is a choice of outstanding rated primary schools within a few minutes drive as well as an outstanding rated pre-school in the village itself.

Our homes are finished to a high specification throughout offering a range of integrated kitchen appliances, beautiful family bathrooms and en-suites and feature the latest smart tech perfect for the busy modern family.

Please note there will be an annual fee to pay for the maintenance of communal green areas etc, amount to be confirmed.

#### Disclaimer

Please note all images are CGI or of other properties and for illustration purposes only.

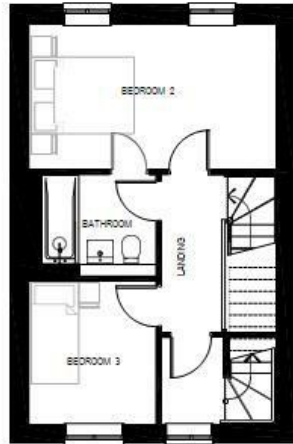
#### Buyers Identification Checks

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.





GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Property size taken from EPC  
1066.00 sq ft

## Room Dimensions

Kitchen-diner  
4.74m x 2.42m | 15'7" x 7'11"

Lounge  
4.68m x 2.77m | 15'4" x 9'1"

Cloakroom  
1.65m x 0.90m | 5'5" x 2'11"

Bedroom Two  
4.68m x 2.77m | 15'4" x 9'1"

Bedroom Three  
2.72m x 2.41m | 8'11" x 7'11"

Bathroom  
2.41m x 1.93m | 7'11" x 6'4"

Bedroom One  
3.69m x 3.13m | 12'2" x 10'3"

En Suite  
2.72m x 1.93m | 8'11" x 6'4"

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