

VENTURE  
PLATINUM

Oak Tree Close | Middleton St. George  
Offers Over £275,000



Welcome to Oak Tree Close, Middleton St. George, Darlington - a charming village setting that could be the perfect place for your new home. This home offers not just a property, but a lifestyle. With 2 reception rooms, 2/3 bedrooms, and a conservatory room there's ample space for all your needs.

One of the standout features of this property is the substantial plot it sits on approx 0.28 acres, offering exciting potential for further development. Imagine creating your dream outdoor space or even expanding the house to suit your unique vision.

Nestled in a splendid cul-de-sac, this property provides a peaceful and safe environment for you and your family. The fantastic accommodation throughout ensures that every corner of this house is designed for comfort and style.

The best part? This property comes to the market with no chain, meaning a smooth and hassle-free process for you. With early possession available, you could be settling into your new home sooner than you think.

Additional perks include a double garage and an attic room, providing extra storage space or the opportunity to create a cosy hideaway. Don't miss out on the chance to make this house your own and enjoy the benefits of village living in Middleton St. George.

#### Reception Hallway

With front door, stairs to the first floor.

#### Downstairs W,C

With a low level w,c and wash hand basin.

#### Lounge 5.4 x 3.3 max (17'8" x 10'9" max)

Situated to the front with double glazed window to front elevation, central heating radiator and feature fireplace with access opening up to

#### Dining Room 2.9 x 3.3 (9'6" x 10'9")

Situated to the front with double glazed window and central heating radiator.

#### Kitchen 2.7 x 3.8 (8'10" x 12'5")

Situated to the rear with a range of wall and floor units with contrasting worksurfaces, part tiled walls, integrated electric oven and hob with overhead extractor, integrated fridge and dishwasher, plumbing for a washer, Belfast sink and rear back door opening into

#### Garden Room/Conservatory 2.9 x 5.7 (9'6" x 18'8")

Situated to the rear with double glazed windows and sliding patio doors opening out onto the pleasing rear garden.

#### First Floor

Landing area and window to side elevation.





**Bedroom 1 5.4 x 3.0 (178" x 9'10")**

Situated to the front with fitted robes, central heating radiator and double glazed windows to front and side elevation.

**Bedroom 2 4.2 x 3.2 (13'9" x 10'5")**

Situated to the front with fitted robes, double glazed window and central heating radiator.





**Study Room/Office/ Potential Bedroom 3**

Formally the 3rd bedroom with double glazed window, central heating radiator, store cupboard and stairs leading into

**Attic Room 5.9 x 2.7 (19'4" x 8'10")**

Situated within the roof space with eave storage and velux window.

**Bathroom/W,C 1.7 x 2.8 (5'6" x 9'2")**

With a suite comprising panelled corner bath with overhead shower, pedestal wash hand basin and low level w.c. tiled walls and store unit.



### Externally

The home stands on a prime plot which is approximately 0.28 acres with substantial grounds which are mainly laid to lawn with borders and shrubbery. To the front, the home has a well established garden with excellent off street parking for 2/3 cars leading to a DOUBLE DETACHED GARAGE.

### Double Detached Garage 7.1 x 7.4 (23'3" x 24'3")

With roller opening doors leading to a large workshop double garage with electric points and access leading into a boarded out loft space.

### Tenure

Freehold

### Note

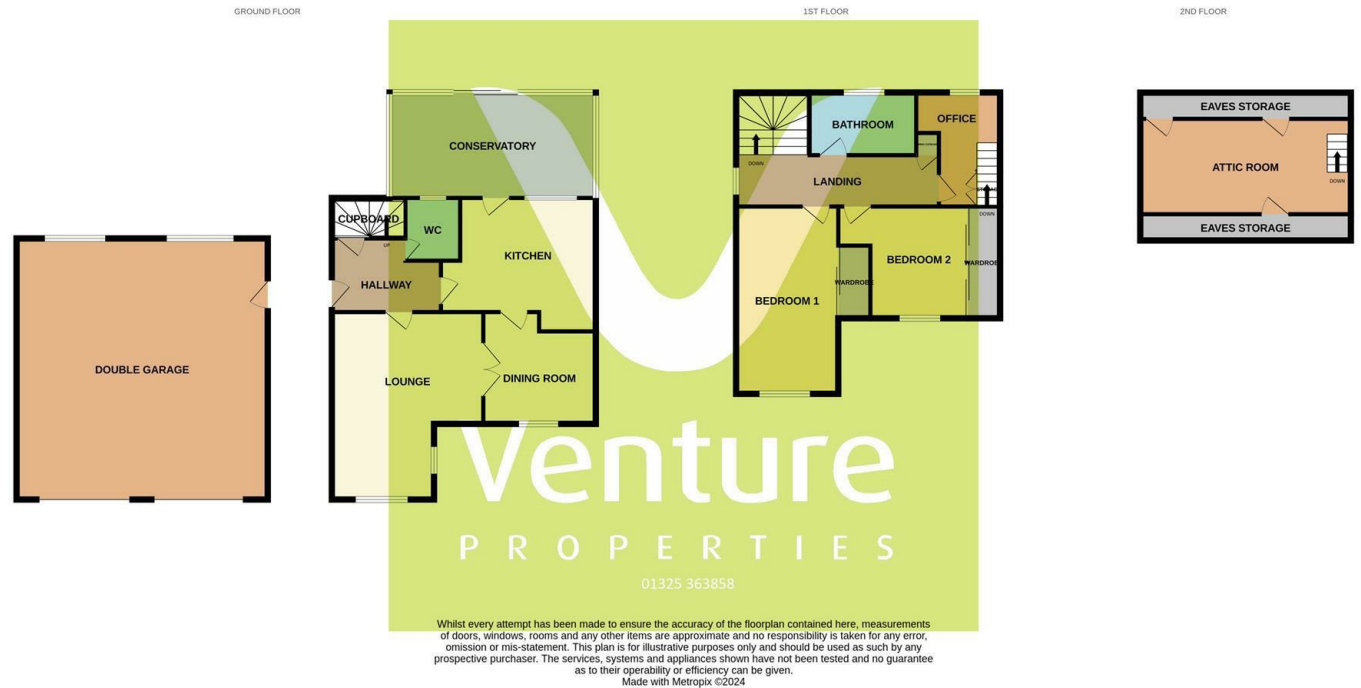
### Council Tax

Band C





# 23 Oak Tree Close | Middleton St. George



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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