



## St. Georges Gate

Darlington DL2 1FD

Offers In The Region Of £395,000





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# St. Georges Gate

## Darlington DL2 1FD



- Four Bedroom Detached
- Spacious Rooms
- Close to Travel Links

- Double Garage and Off Street Parking
- Sought After Middleton St. George Location
- Council Tax Band E

- West Facing Rear Garden & Garden Room
- Village Surroundings
- EPC Rating tbc

Welcome to St. Georges Gate, in the ever popular village of Middleton St. George. This splendid detached, spacious four bedroom house offers a perfect blend of comfort and modern living. With two well-appointed bathrooms and a ground floor cloakroom, it is ideal for families seeking space and tranquillity whilst providing convenience for all.

The west-facing rear garden is a delightful outdoor space, perfect for enjoying the afternoon sun and hosting summer barbecues. This garden offers a serene retreat, ideal for unwinding after a long day or for children to play safely.

The generous driveway can accommodate multiple vehicles, making off-street parking a breeze - perfect for families or those who enjoy hosting guests. An additional highlight is the double garage, which not only offers further secure parking for your vehicles but also additional storage space if required.

Located in the picturesque setting of Middleton St. George, residents will benefit from a friendly community atmosphere while being conveniently close to local amenities and transport links. This property is a wonderful opportunity for those looking to settle in a peaceful yet accessible location. Don't miss the chance to make this lovely house your new home.

### Entrance Hall

Composite door to front, engineered oak flooring and radiator.

### Lounge

20'05 x 10'06 (6.22m x 3.20m)

Upvc double glazed bay window to front, coving to ceiling, fireplace with Granite back and hearth, including inset gas fire. Two radiators.

### Kitchen/Diner

26'05 x 9'09 (8.05m x 2.97m)

Upvc double glazed window to rear, Beech wall, base and drawer units with contrasting work tops including breakfast bar. Stainless steel sink with mixer tap. Four ring gas hob with extractor over and oven. Integrated fridge freezer and part tiled walls.

### Utility Room

Door to side, space for washing machine and fridge freezer with wall mounted boiler and part tiled walls.

### Dining Area

Upvc double glazed window and double doors to rear, engineered oak flooring and two radiators.

### Garden Room

15'06 x 9'09 (4.72m x 2.97m)

Upvc double doors to side, spotlights to ceiling, two electric radiators and engineered oak flooring.

### Study

10'03 x 8'07 (3.12m x 2.62m)

Upvc double glazed bay window to front and radiator.

### Ground Floor Cloaks

Low level w.c, wash hand basin and radiator.

### First Floor Landing

Two double wardrobes.

### Bedroom One

15'10 x 13'09 (4.83m x 4.19m)

Upvc double glazed window to front, two double wardrobes and radiator.

### En-Suite

Upvc double glazed obscure window to front, shower cubicle, low level w.c with spray and wash hand basin. Kamdean flooring and radiator.

### Bedroom Two

11'10 x 9'08 (3.61m x 2.95m)

Upvc double glazed window to rear, double wardrobe and radiator.

### Bedroom Three

9'11 x 8'10 (3.02m x 2.69m)

Upvc double glazed window to rear, double wardrobe and radiator.

### Bedroom Four

8'05 x 8'08 (2.57m x 2.64m)

Upvc double glazed window to front, storage cupboard and radiator.

### Bathroom

Upvc double glazed obscure window to side, panelled bath with shower mixer, low level w.c with spray, wash hand basin, part tiled walls and radiator.

### Externally

To the front there is an ample driveway with access to double garage.

To the rear the enclosed west facing garden is mainly laid to paving.

### Tenure

Freehold

### Property Details

Local Authority: Darlington

Council Tax Band: E

Annual Price: £2,899

Conservation Area Nb

Flood Risk Very low

Floor Area 0 ft 2 / 0 m 2

Plot size 0.09 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

16 Mbps

Satellite / Fibre TV Availability

BT

Sky

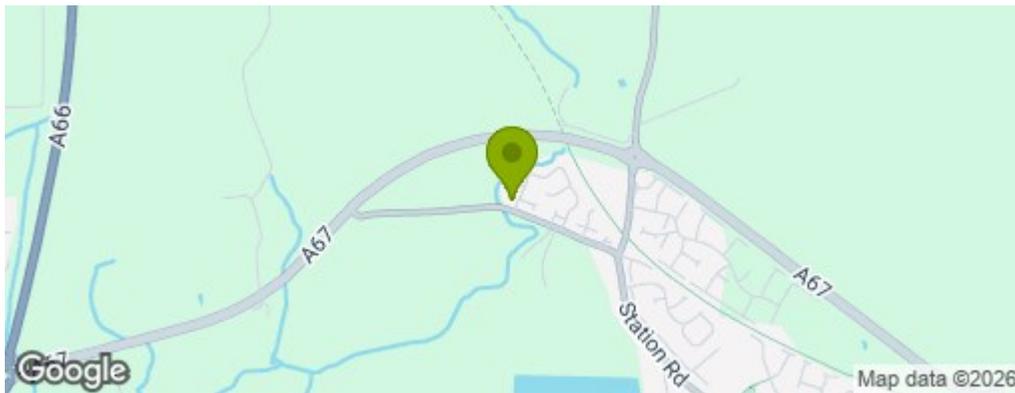
### Note

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### Garage

16'10 x 16'08 (5.13m x 5.08m)

There is a double garage with remote control up and over door and an internal storage area with power and light and car charging point.



## Property Information

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