



**Acorn Close**

Darlington DL2 1GB

**Offers Over £250,000**







This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

# Acorn Close

Darlington DL2 1GB



- Four Bedroom Detached
- Gardens & Garage
- Stylish Kitchen
- Council Tax Band D
- En-Suite To Main Bedroom
- EPC Rating C

PRICED TO SELL - OFFERED WITH NO CHAIN.

We are delighted to offer to the market this deceptively spacious four bedroom detached residence situated in the ever popular village of Middleton St George close to local amenities and having excellent schooling, rail and airport facilities all on hand. The property has excellent size living accommodation and would suit the needs of a wide range of potential purchasers where the discerning purchaser cannot fail to be impressed with the quality and layout the home has to offer.

In brief the accommodation comprises of: reception hallway, lounge/diner, kitchen, downstairs cloakroom/wc. Four bedrooms to the first floor, main bedroom having an en-suite, family bathroom/wc. There are gardens to the front and rear with garage and off street parking.

## Entrance Hallway

Composite door to the front which leads into the reception hallway which has a staircase to the first floor and accesses the lounge.

## Lounge / Diner

24'4 x 10'10 (7.42m x 3.30m)

With upvc window to the front and french doors to the rear leading onto the rear garden, radiator.

## Kitchen

12'7 x 11 (3.84m x 3.35m)

Upgraded by the current owners with a quality range of cream gloss wall, floor and drawer units, contrasting work surfaces,, textured sink with mixer tap, integrated electric double oven, AEG microwave, gas hob, integrated dishwasher, washing machine tumble dryer and larder fridge/freezer. Karndean floor and ceiling spotlights.

## Downstairs Cloaks

Fitted with a modern white suite comprising low level wc, wash hand basin within vanity unit and ceramic tiled surrounds.

## First Floor

Landing With access to the loft via pull down ladder. The loft is boarded.

## Bedroom One

14'01 x 10'11 (4.29m x 3.33m)

With upvc double glazed window to the front, fitted with a quality range of gloss sliding wardrobes, radiator.

## En-Suite

Fitted with a suite comprising walk in shower cubicle, low level wc, wash hand basin, marble effect tiles, ceiling spotlights and heated towel rail.

## Bedroom Two

13'02 x 9'5 (4.01m x 2.87m)

A further double bedroom with upvc window to the front and radiator.

## Bedrooms Three

9'2 x 8'2 (2.79m x 2.49m)

A further double bedroom with upvc double glazed window to the rear, fitted with a range of quality wardrobes and radiator.

## Bedroom Four

8'9 x 8'3 (2.67m x 2.51m)

With upvc double glazed window to the rear and radiator.

## Bathroom

Fitted with a white suite comprising panelled bath, wash hand basin, low level wc, part tiled walls.

## Externally

There is an open plan lawned garden to the front with driveway allowing parking for two vehicles leading to integral single garage with up and over door, power and light. The central heating boiler is situated in the garage.

The rear garden has been landscaped with a quality Indian sandstone patio, is mainly laid to lawn with borders with well established flowering plants and shrubs. The garden is south facing.

## Council Tax

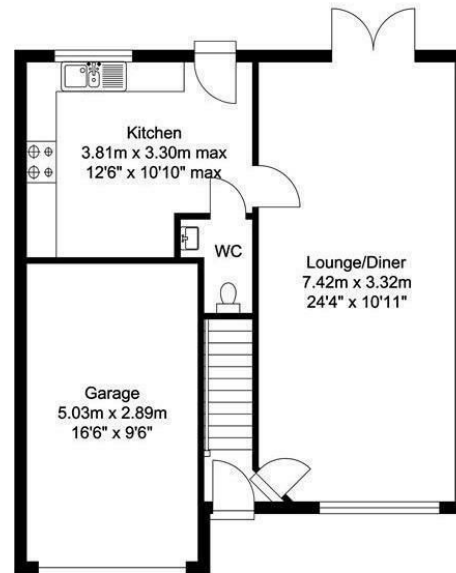
Band D

## Tenure

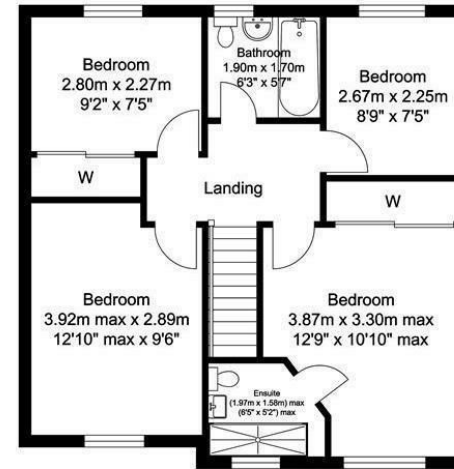
This property is freehold

## Note

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house



Ground Floor

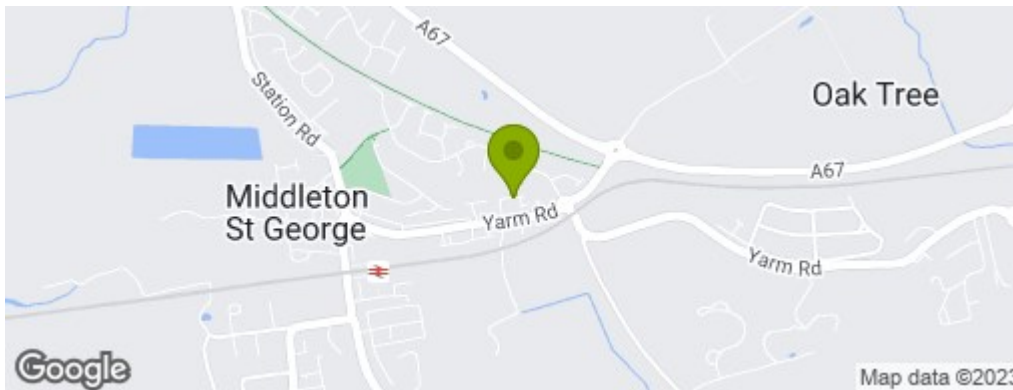


First Floor

### Acorn Close, Middleton St. George

Total Approximate Floor Area 109.12 sq. m (1174.55 sq. ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.



### Property Information

**01325 363858**

45 Duke Street, Darlington, County Durham, DL3 7SD  
sales@venturepropertiesuk.com