



1 Miles Grove, Middleton St. George
Darlington



In Excess of £325,000



1 Miles Grove

Middleton St. George, Darlington

This fantastic **4-bedroom detached home** offers **spacious and versatile family accommodation**. All four bedrooms are generously sized doubles, with the master bedroom benefiting from its own **en-suite**.

On the ground floor, the property boasts a **spacious lounge**, a **generous open-plan kitchen and dining area**, a **versatile family room**, a **utility room**, and a **convenient WC**. The home is **warm and inviting**, benefiting from **gas central heating** and **full double glazing**. Neutrally decorated throughout, it's ready for you to add your personal touch.

Externally, the property features **well-maintained gardens to both the front and rear**, a **double driveway**, and a **small garage area** ideal for storage.

Located in the sought-after village of **Middleton St George**, residents enjoy **excellent transport links** to both **Darlington and Teesside**. The village offers a **local supermarket, independent shops, a restaurant, and a pub**. Additionally, **Dinsdale train station** and **Teesside International Airport** are conveniently close by.

Please note some of the rooms have been virtually staged.

Council Tax band: E

Tenure: Freehold

- Four Bedroom Detached Family Home
- Lounge, Family Room, kitchen / dining
- A range of integrated appliances
- Utility room ground floor w.c.
- Master bedroom with ensuite shower room
- Energy Performance Rating: B



Entrance Hall

13'8" x 6'3" (4.17 x 1.92 m)

Family room

12'0" x 9'0" (3.66 x 2.75 m)

Lounge

19'0" x 10'6" (5.80 x 3.21 m)

Kitchen/Diner

9'11" x 21'10" (3.03 x 6.67 m)

Utility Room

5'9" x 5'3" (1.78 x 1.62 m)

Wc

3'8" x 5'4" (1.14 x 1.63 m)

Landing

7'0" x 11'0" (2.15 x 3.37 m)

Bedroom 1

12'6" x 10'6" (3.82 x 3.22 m)

En-suite

4'10" x 7'5" (1.47 x 2.27 m)

Bedroom 2

7'8" x 8'6" (2.17 x 2.61 m)

Bedroom 3

13'5" x 8'11" (4.09 x 2.73 m)

Bathroom

6'3" x 7'3" (1.91 x 2.23 m)

Bedroom 4

10'2" x 11'0" (3.11 x 3.37 m)

Garage/Storage

6'10" x 10'2" (2.10 x 3.10 m)





GARDEN

FRONT GARDEN

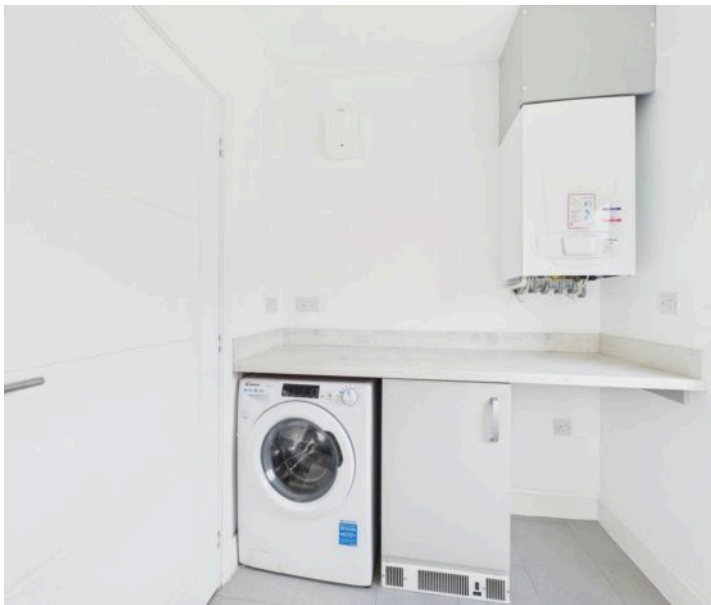
REAR GARDEN

OFF STREET

2 Parking Spaces

GARAGE

Single Garage

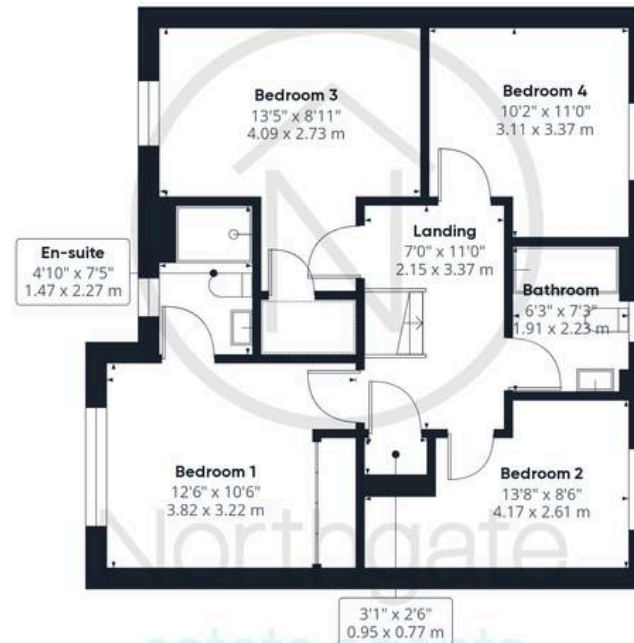








Ground Floor



Floor 1

Approximate total area⁽¹⁾

1360.86 ft²

126.43 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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