



Wellington Drive, Middleton St. George, Darlington, DL2 1FJ

Built in 2021 by Homes by Esh and located in popular Middleton-St-George, this exceptional four bedroom detached property with south facing garden is beautifully presented throughout.

As you enter, you will be greeted by a welcoming entrance hallway that leads to a spacious lounge, a second reception room and a convenient downstairs WC. To the rear of the property is an open plan layout kitchen/diner featuring integrated double oven, gas hob, dishwasher and fridge/freezer and bi-fold doors leading out to the garden. The property also includes consent from Homes by Esh and ready drawn plans for an extension to the kitchen (subject to necessary approvals). The first floor has four generously sized bedrooms, the master bedroom featuring built in wardrobes and an en-suite and the second bedroom also with fitted wardrobes. The family bathroom completes the upstairs living space.

This property remains under the original 10-year NHBC warranty, is double glazed, gas centrally heated, and offers energy efficient solar panels with an additional 8.2kw battery, solar immersion heater and a new hot water cylinder. The majority of the windows are fitted with quality wooden shutter blinds.

Situated on a corner plot, the property affords a good degree of privacy. To the front of the property is a long driveway with parking for multiple vehicles, which leads to a home office, which was once the original detached garage and is fitted with a separate security alarm and telephone point. The rear of the home features a lawned south facing garden with a charming bistro patio area.

Perfect for modern family living, this contemporary home offers an ideal blend of comfort and style, all within easy reach of local amenities, schools, transport links to the A66 and A1, and Teesside International Airport.

Offers Over £340,000



ENTRANCE HALLWAY

CLOAKS/WC

LOUNGE

10'0" x 16'7" (3.05m x 5.05m)

FAMILY ROOM/STUDY

9'9" x 10'10" (2.97m x 3.30m)

KITCHEN/DINING ROOM

15'1" x 15'" (max) (4.60m x 4.57m (max))

FIRST FLOOR LANDING

MASTER BEDROOM

9'3" x 15'1" (2.82m x 4.60m)

EN SUITE

3'11" x 7'7" (1.19m x 2.31m)

FRONT BEDROOM

13'10" x 8'9" plus recess (4.22m x 2.67m plus recess)

FRONT BEDROOM

10'3" x 8'10" (3.12m x 2.69m)

REAR BEDROOM

6'11" x 7'6" (2.11m x 2.29m)

BATHROOM/WC

5'6" x 7'7" (1.68m x 2.31m)

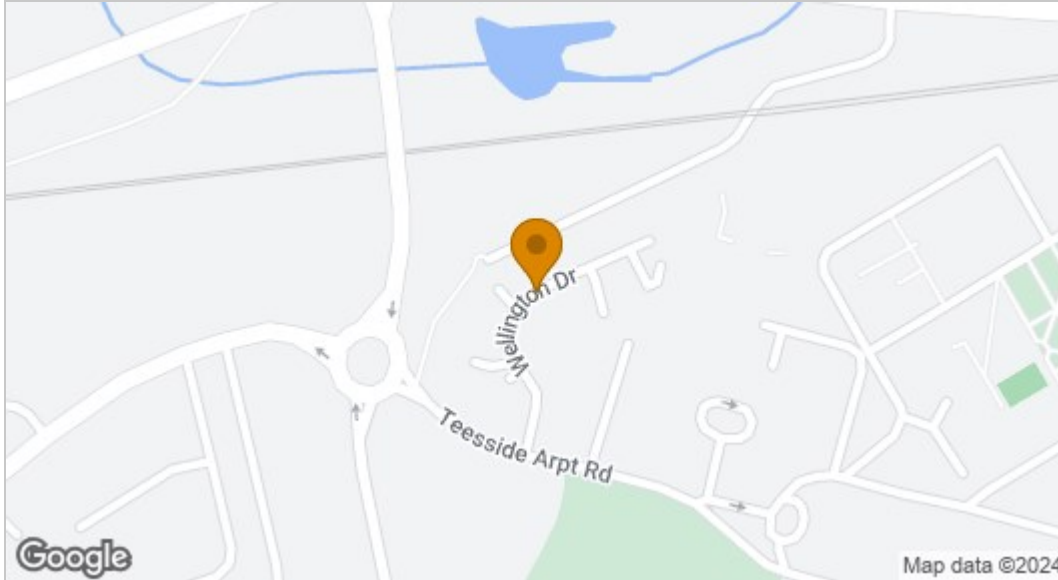
OFFICE (FORMER GARAGE)

9'3" x 9'2" (2.82m x 2.79m)

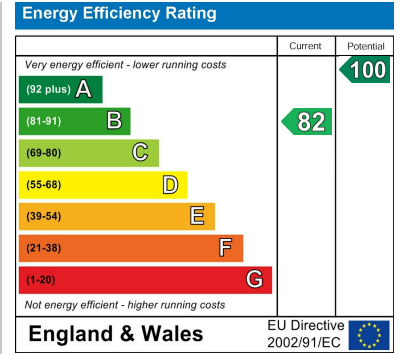




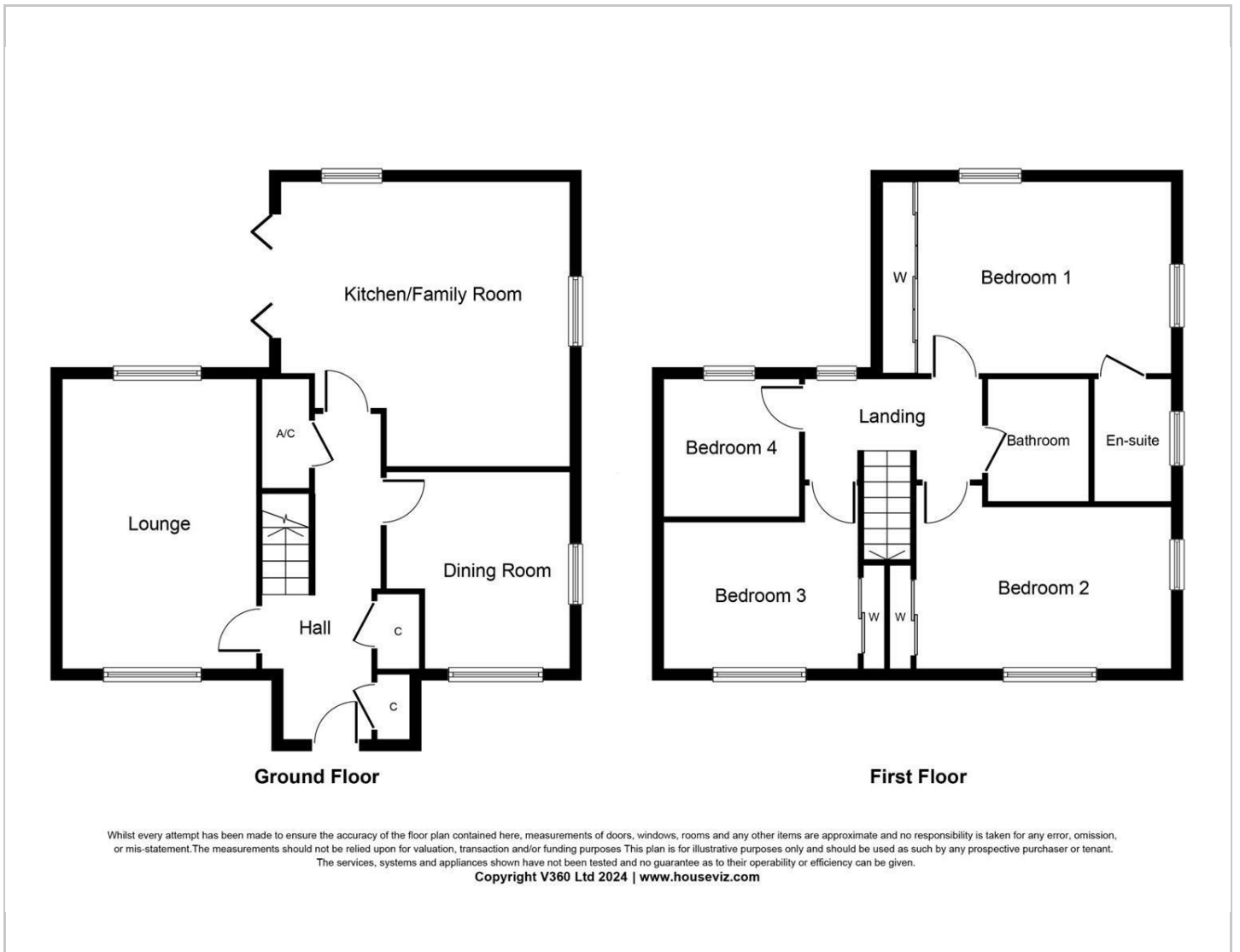
Map



EPC graph



Floor Plan



VIEWING

Please contact us on 01642 248248 if you wish to arrange a viewing or would like more information.

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