



Burnhope Lane, Middleton St. George, DL2 1FL

Tucked away at the end of a quiet cul-de-sac in the ever popular village of Middleton St George, this immaculate modern detached home, built by the renowned Carlton Homes, offers an ideal mix of style, comfort and location. 'The Hamilton' design occupies a prime spot and was purchased new by the current owners, who upgraded it with premium extras such as quartz worktops, an induction hob, and premium Moduleo Herringbone flooring, adding quality and elegance throughout.

The welcoming hallway sets the tone for this light filled home, leading to a spacious lounge perfect for relaxing or entertaining. At the rear, the stylish open-plan kitchen/dining area fitted with an extensive range of units incorporates a dishwasher, fridge/freezer, double oven, microwave, induction hob and free standing wine cooler. This open plan area forms the heart of the home, with a centre island, sleek finishes and double doors opening onto the garden - ideal for indoor/outdoor living. A separate utility room and ground floor WC add to the everyday practicality.

Upstairs, the gallery landing gives access to four good size bedrooms. The master benefits a Juliet balcony and a modern ensuite, while the remaining bedrooms are served by a contemporary family bathroom fitted with both a bath and shower enclosure. All rooms are beautifully presented and offer excellent flexibility.

Outside, there is a driveway parking for two vehicles plus a garage for extra storage or parking. The west facing rear garden is of a good size and comes with a fair level of privacy, features a large lawn area and timber decked patio area, perfect for families or relaxing outdoors.

Located within easy reach of Teesside International Airport and the A66, Middleton St George is a well connected village offering a range of local amenities, including shops, pubs, and countryside walks. This is a beautifully finished home benefiting the remainder of an NHBC guarantee and would appeal to a family buyer or professionals.

£385,000



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HALL

LOUNGE

17'7" x 14' (5.36m x 4.27m)

KITCHEN/DINING ROOM

19'7" x 15'2" (5.97m x 4.62m)

UTILITY ROOM

6'1" x 5'2" (1.85m x 1.57m)

DOWNSTAIRS WC

6'1" x 4'5" (1.85m x 1.35m)

LANDING

BEDROOM ONE

14' x 13'10" (4.27m x 4.22m)

ENSUITE

8'7" x 6'6" (2.62m x 1.98m)

BEDROOM TWO

12'4" x 11' (3.76m x 3.35m)

BEDROOM THREE

12'4" x 9'8" (3.76m x 2.95m)

BEDROOM FOUR

9'10" x 8'11" (3.00m x 2.72m)

BATHROOM

8'7" x 7'11" (2.62m x 2.41m)

AML PROCEDURE

To comply with anti-money laundering regulations (AML) all estate agents must be registered with HMRC. Gowland White complies with this legislation by using an online AML risk assessment company, approved by the UK Government. Please note that all buyers are charged a fee of £36.00 (inc. VAT), for each buyer, to cover this process. These fees are payable before we can progress an agreed sale.



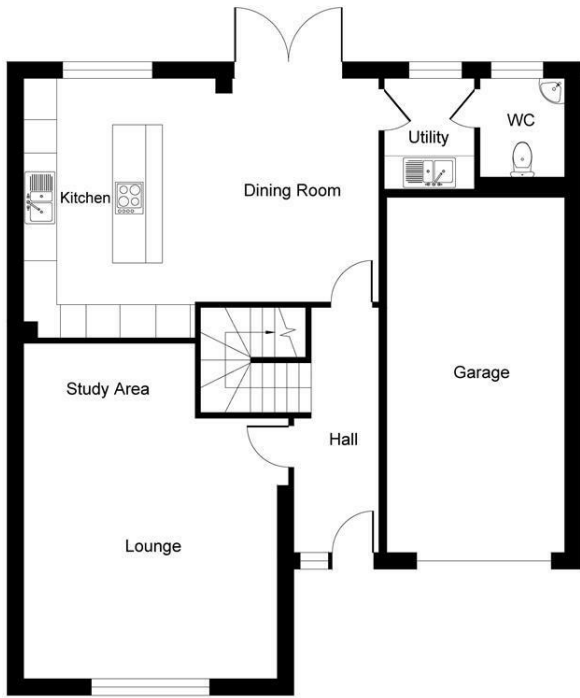


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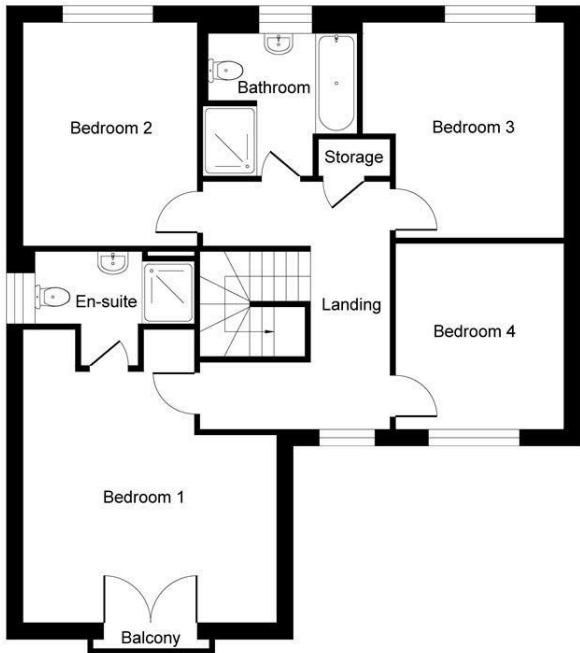




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Ground Floor



First Floor

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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

VIEWING

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

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