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Pine Tree Grove
Middleton St. George, DL2 1AG

Offers in the region of £489,000

Bungalow - Detached
5 Bedroom/s
2 Bathroom/s

Tucked away within this highly desirable location, the picturesque village of Middleton-St-George, a truly stunning detached home which is deceptive from external appearances, situated on a sizeable plot, the bungalow offers expansive living accommodation having been extended and refurbished to a high standard by the current owners, with quality fixtures and fittings throughout. Bungalows in this location are always in high demand, and will be suited to the discerning buyers. On entering there is a spacious hallway with useful storage cupboards, a large living room with feature wood flooring and inset log effect gas fire, a separate dining room with patio doors opening to rear garden and additional family room, the magnificent kitchen/breakfast room is perfect for all the family and will certainly be the hub of the home, with center island and Bi-fold doors bringing the outside in, a handy utility room, and cloakroom/WC, FOUR double bedrooms and a single bedroom, master having walk in dressing area and en-suite bath/shower room/WC and family bathroom/WC with separate walk-in shower

Externally having interesting and varied mature established private gardens, to the front is an extensive driveway leading to large GARAGE with power and lighting. mainly laid to lawn, with vegetable plot, patio and decking areas, summerhouse and stocked with mature shrubs, flowers etc, also having side gated access.

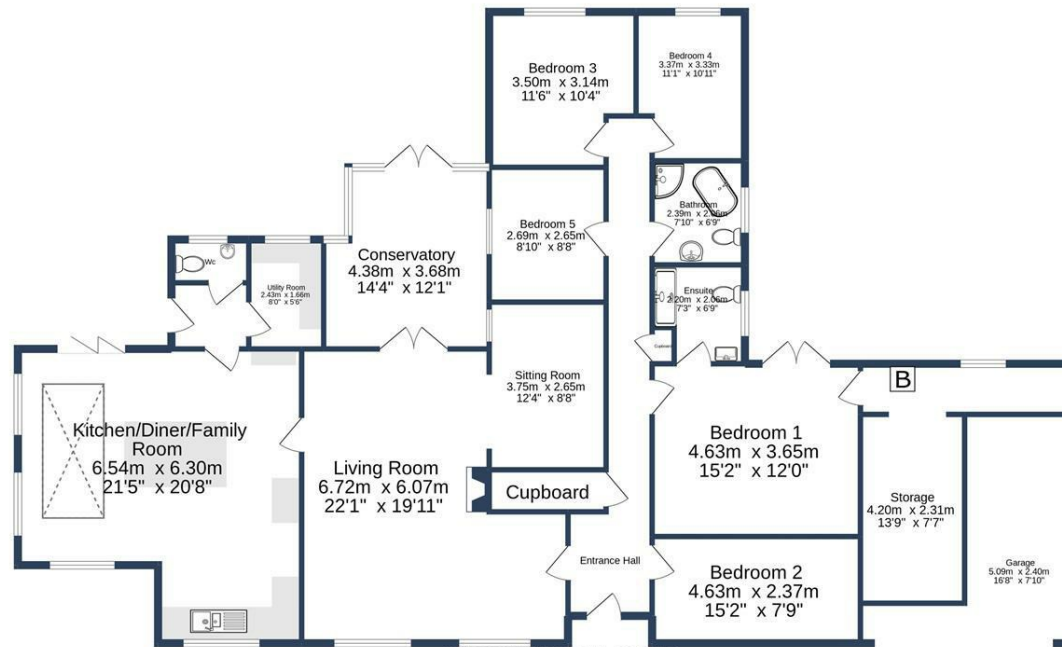




- IMPRESSIVE DETACHED BUNGALOW
- SIZEABLE PLOT
- DECEPTIVELY SPACIOUS
- FEATURE FLOORING
- INTERNAL VIEWING WILL IMPRESS
- EXPANSIVE LIVING ACCOMMODATION
- GREATLY EXTENDED
- QUALITY FIXTURES & FITTINGS
- WELL PROPORTIONED KITCHEN/BREAKFAST ROOM
- DRIVEWAY AND LARGE GARAGE

GENERAL INFORMATION

Tenure: Freehold
 Services: Gas central heating, mains electric, water and drainage.
 PVC Double glazing
 Local Authority: Darlington Borough Council (Tax Banding F)



GROUND FLOOR
 209.2 sq.m. (2252 sq.ft.) approx.

PINE TREE GROVE, MIDDLETON-ST-GEORGE, DL2 1AG.

TOTAL FLOOR AREA: 209.2 sq.m. (2252 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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MAB 6202



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