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Woolsington Drive  
Middleton St. George, Darlington, DL2 1UL

**Offers in the region of £279,000**

House - Detached  
4 Bedroom/s  
2 Bathroom/s

A most impressive FOUR bedroomed DETACHED property ,which enjoys an excellent position within the desirable Highfields development ,, within walking distance of excellent amenities. Internally comprises a light and bright welcoming hallway, a handy cloaks/WC, two good sized reception rooms, a fabulous redesigned kitchen with a host of quality integrated appliances. Four generous bedrooms the master bedroom having fitted wardrobes and en-suite/WC, and family bathroom/WC Externally having mature established gardens, large DRIVEWAY and garage.

This fabulous home can only be appreciated upon internal viewing, where upon the discerning buyer cannot fail to be impressed. The village of Middleton-St-George offers a host of excellent amenities and is also well placed for easy access to the market towns of Yarm & Darlington.





- POPULAR PICTURESQUE VILLAGE LOCATION WITH EXCELLENT AMENITIES
- IMPRESSIVE, SPACIOUS FAMILY HOME
- GROUND FLOOR CLOAKS/WC
- DOUBLE WIDTH DRIVEWAY AND GARAGE
- GAS CENTRAL HEATING, DOUBLE GLAZING & ALARM SYSTEM
- REDESIGNED KITCHEN/BREAKFAST WITH A HOST OF QUALITY APPLIANCES
- FOUR GENEROUS BEDROOMS, MASTER HAVING FITTED WARDROBES AND EN-SUITE
- MATURE, ESTABLISHED GARDENS FRONT & REAR

**GENERAL INFORMATION:**

Tenure: Freehold

Services Gas central heating, mains electric, water and drainage. Double glazing and Alarm system.

Local Authority: Darlington Borough Council (Tax Banding D)

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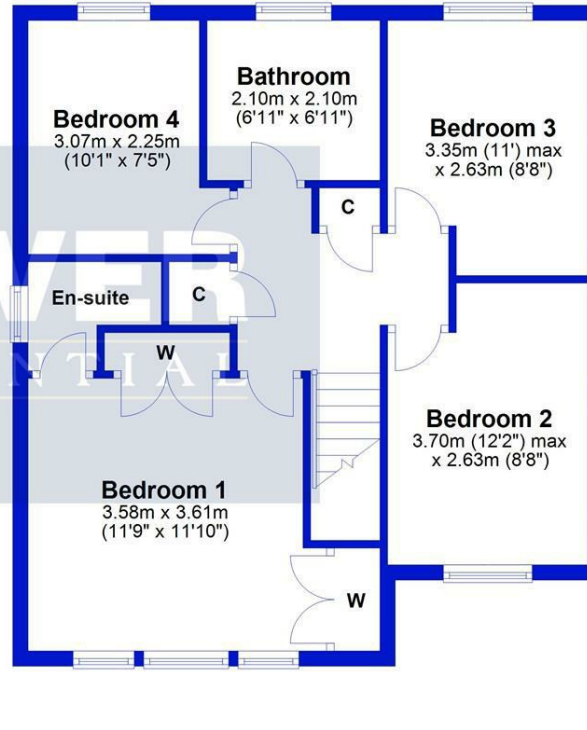
### Ground Floor

Approx. 61.9 sq. metres (666.7 sq. feet)



### First Floor

Approx. 57.8 sq. metres (622.2 sq. feet)



Total area: approx. 119.7 sq. metres (1288.9 sq. feet)

For identification purposes only. Not to scale.  
Plan produced using PlanUp.

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

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MAB 6202



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14 Duke Street, Darlington  
County Durham, DL3 7AA  
Tel: 01325 357807  
[sales@carvergroup.co.uk](mailto:sales@carvergroup.co.uk)

26 Market Place, Richmond  
North Yorkshire, DL10 4QG  
Tel: 01748 825317  
[richmond@carvergroup.co.uk](mailto:richmond@carvergroup.co.uk)

43 Dalton Way, Newton Aycliffe  
County Durham, DL5 4DJ  
Tel: 01325 320676  
[aycliffe@carvergroup.co.uk](mailto:aycliffe@carvergroup.co.uk)

219 High Street, Northallerton  
North Yorkshire, DL7 8LW  
Tel: 01609 777710  
[northallerton@carvergroup.co.uk](mailto:northallerton@carvergroup.co.uk)