



**CARVER**  
RESIDENTIAL  
Sales · Lettings · Property Management

Whitworth Drive  
Middleton St. George, Darlington, DL2 1TZ

**Offers in the region of £315,000**

House - Detached  
4 Bedroom/s  
2 Bathroom/s

Nestled in the charming village of Middleton St. George, this stunning and beautifully presented 4-bedroom detached house is a true gem waiting to be discovered. Situated in a small exclusive development, this modern property is built to a high specification, offering a luxurious living experience.

As you step inside, you are greeted by a welcoming hallway, a large living room with French doors opening to the rear, also having a useful study room, the open plan kitchen/diner is the perfect place, also having a handy utility room. The 4 well-appointed bedrooms offer comfort and privacy, while the 2 bathrooms ensure convenience for all the family.

One of the highlights of this property is its south-facing rear garden, perfect for enjoying sunny days and al fresco dining. The large double drive and garage provide plenty of parking space, a rare find in such a picturesque village setting.

Middleton St. George boasts a range of amenities, making it a desirable location for families and professionals alike. Whether you're looking for a peaceful retreat or a place to call home, this property offers the best of both worlds.

Don't miss the opportunity to make this house your own and experience the beauty of village living combined with modern comfort. Book a viewing today and step into your dream home on Whitworth Drive.





- NO ONWARD CHAIN
- IMPRESSIVE FOUR BEDROOMED DETACHED
- HANDY UTILITY ROOM
- SOUTH FACING REAR GARDEN
- INTERNAL VIEWING WILL IMPRESS THE DISCERNING BUYER
- SMALL EXCLUSIVE DEVELOPMENT
- FITTED KITCHEN/DINER WITH INTEGRATED APPLIANCES
- EN-SUITE OFF MASTER BEDROOM
- LARGE DRIVEWAY & GARAGE
- LOCATED WITHIN THE PICTURESQUE VILLAGE OF MIDDLETON-ST-GEORGE

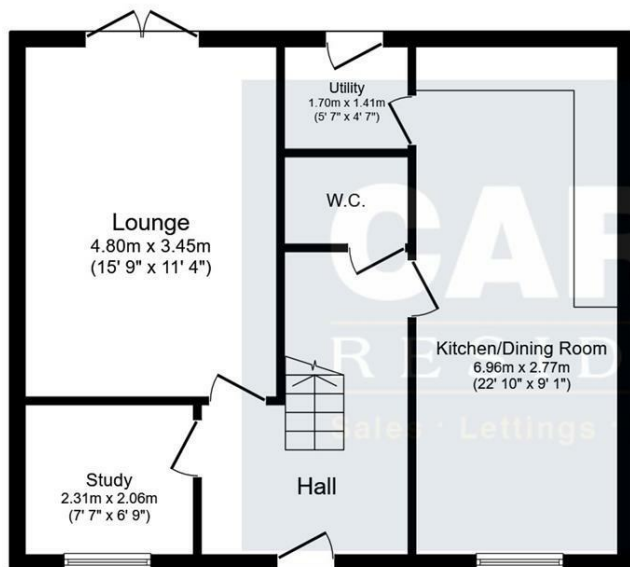
**GENERAL INFORMATION:**

Tenure: Freehold

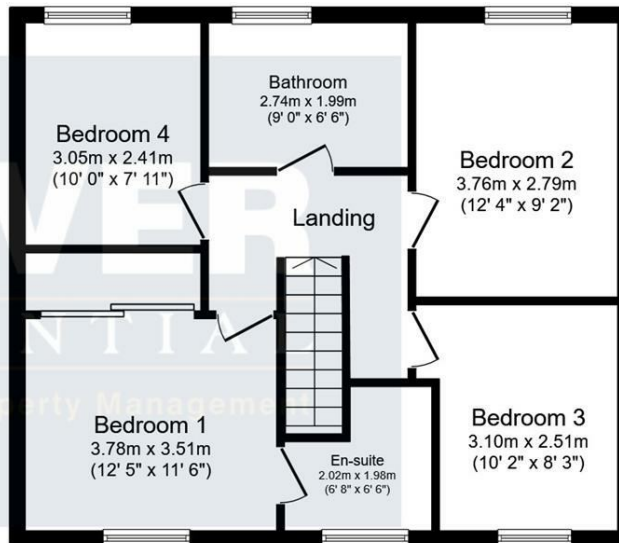
Services: Gas central heating, mains electric, water and drainage.

Double glazing

Local Authority: Darlington Borough Council (Tax Banding E) Buyers please note that there is a Estate Management Fee amount to be confirmed.



Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>94</b>
(81-91) <b>B</b>		<b>84</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	

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

We can search 1,000s of mortgages for you

It could take just 15 minutes with one of our specialist advisers:  
 Call: 01325 380088. Visit: Any of our Offices. Online: [www.mortgageadvicebureau.com/carver](http://www.mortgageadvicebureau.com/carver)



Your home may be repossessed if you do not keep up repayments on your mortgage. There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed

MAB 6202



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Nick & Gordon Carver Residential or Commercial, Nick & Gordon Carver, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property



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)