



Situated in a stunning area at the bottom of a cul-de-sac in St. Annes Gardens, this detached bungalow presents a rare opportunity for discerning buyers. With three spacious bedrooms, a well-appointed bathroom, and two further separate WCs, this property is ideal for families seeking comfort and convenience.

The bungalow boasts three inviting reception rooms including open living room/dining room and a large conservatory with stunning views of The Cleveland Hills and beyond. The unique layout offers flexible living spaces that can be tailored to suit your lifestyle. The property is set on an acre of land, with extensive grounds and three separate entertaining areas.

One of the standout features of this home is the private sweeping driveway leading to the double detached garage, complete with stairs giving access to the loft area, offering additional storage or potential for conversion.

Surrounded by mature established gardens and picturesque countryside, this property is a haven for those who love the outdoors. Furthermore, its convenient location ensures easy access to local amenities, as well as transport links to the airport and train station, making it an ideal choice for commuters, buyers please note that the property lies on a sizeable plot.





- SIZEABLE PLOT
- OFFERING WELL APPOINTED LIVING
- DECEPTIVELY SPACIOUS
- PICTURESQUE VILLAGE WITH AMENITIES
- EXTENSIVE LAWNED REAR GARDEN WITH PATIO AREA PERFECT FOR ENTERTAINING
- SMALL CUL-DE-SAC LOCATION
- STUNNING VIEWS TO THE REAR
- DETACHED DOUBLE GARAGE WITH LOFT SPACE
- WELL PLACED FOR COUNTRYSIDE WALKS

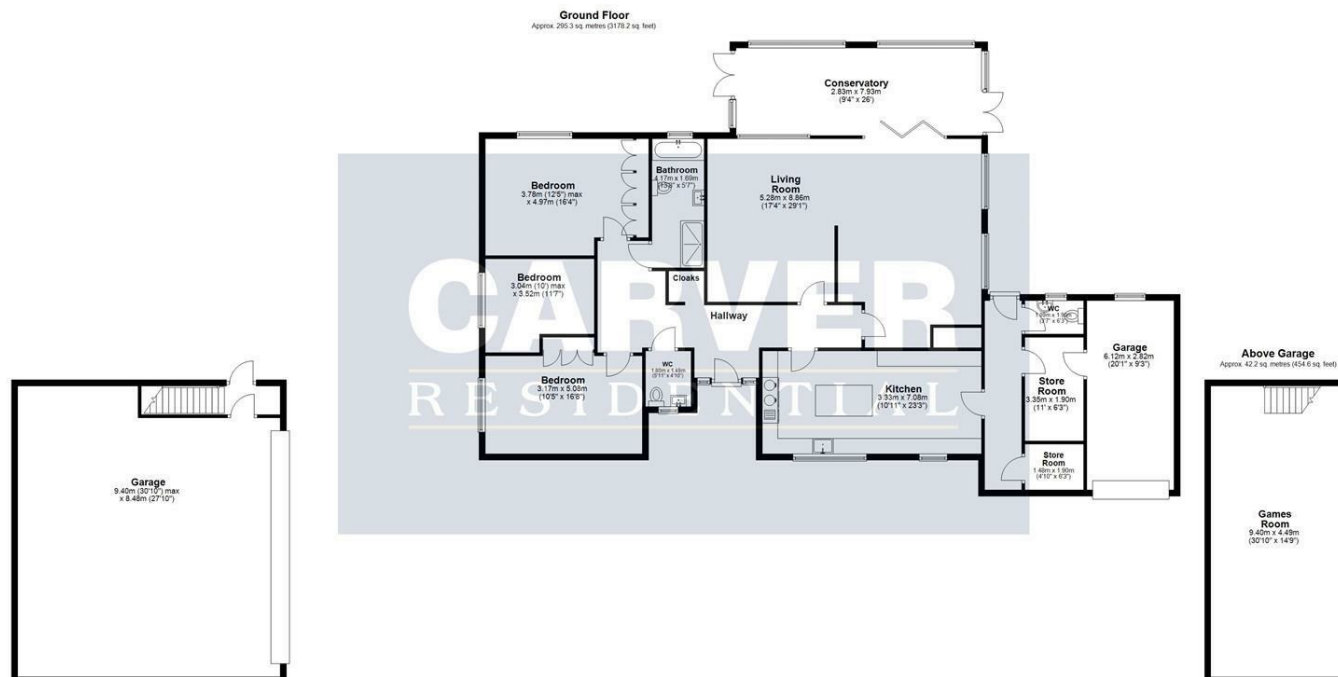
#### GENERAL INFORMATION

Tenure: Freehold

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

Double glazing

Local Authority: Darlington Borough Council (Tax Banding E)



| Energy Efficiency Rating                    |  | Current                 | Potential                                                                           |
|---------------------------------------------|--|-------------------------|-------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |  |                         |                                                                                     |
| (92 plus) <b>A</b>                          |  |                         | <b>8</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 |  |

Total area: approx. 337.5 sq. metres (3632.7 sq. feet)  
25 St. Annes Gardens, Middleton St George, Darlington

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