



Welcome to "Birchinton" Castle Close in Middleton St. George, on the fringe of Middleton One Row. Darlington.

This impressive detached house on Castle Close is the epitomy of Privacy, unassuming front the front, the property opens up running length ways on this impressive plot to offer a blend of space, comfort, and modern living. With four to five generously sized bedrooms, (depending on your needs) this property is ideal for families seeking room to grow or those who love to entertain.

The house boasts four well-appointed reception rooms, a family Lounge room, a formal dining area, a Snug or extra bedroom downstairs and a HUGE Entertainers dream Kitchen / Diner, which conveniently opens out through double doors to the VAST sumptuous garden and patio. Seriously, this is an amazing Garden, you're kids will love it, I know I did!

With three bathrooms, (and extra downstairs W/C) of which includes 2 ensuite facilities, morning routines will be a breeze, allowing everyone to enjoy their own space. The property is set in a tranquil Cul-de-sac, close to the River Tees and some amazing dog walks not to mention a short walk to highly regarded "Davenport Hotel" for stunning evening meals and Sunday Lunches. This location offers a peaceful private retreat while still being conveniently located near local amenities and transport links.

Accessed through the front gates the driveway leads down the full length of the property, then opens up to offer parking for multiple vehicles or Motorhome and also features a Double garage. Above the garage a fully lined Attic room currently used as an office area but could be an ideal kids playroom or retreat?

So, if you're looking for something special, you're own piece of paradise on Castle Close, a spacious and versatile family home in a lovely quiet community, this property is certainly worth conquering!



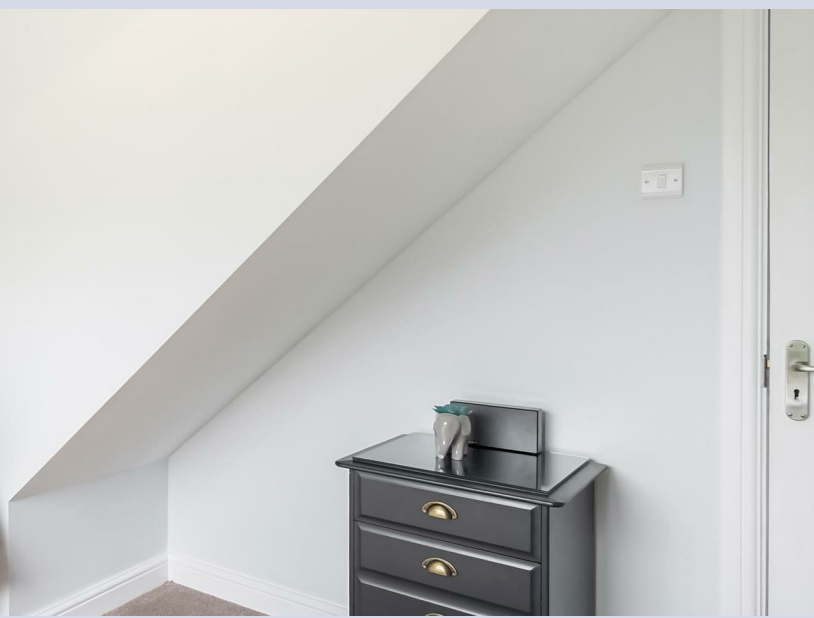


- Stunning Executive Home on over a Third of an Acre. (0.37)
- 4 Reception areas, Lounge, dining, Snug and Kitchen / Diner
- HUGE Garden, Private and safe
- Gated driveway
- 5 Bedrooms
- Large Entertainers Kitchen leading out to patio and garden
- Master bedroom with Balcony over looking garden
- Parking for multiple vehicles and Double Garage with attic room above

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











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CASTLE CLOSE, MIDDLETON-ST-GEORGE. DL2 1DE.

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		
Very energy efficient - lower running costs	Current	Potential
92-100 A		
81-91 B		
69-80 C		
55-68 D	58	66
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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**14 Duke Street, Darlington
Co Durham, DL3 7AA
01325 357807
sales@carvergroup.co.uk**

**63 Dalton Way, Newton Aycliffe
Co Durham DL5 4NB
01325 320676
aycliffe@carvergroup.co.uk**

**41 Market Place, Richmond
North Yorkshire, DL10 4QL
01748 825317
richmond@carvergroup.co.uk**

**219 High Street, Northallerton
North Yorkshire DL7 8LW
01609 777710
northallerton@carvergroup.co.uk**

www.carvergroup.co.uk