





Situated in the tranquil cul-de-sac of Page Drive, Middleton St. George, this immaculate detached house presents an exceptional opportunity for those searching for a comfortable family home. With four well-proportioned bedrooms and two modern bathrooms, (with a 3rd W/C on the ground floor) this property is designed to cater to the needs of contemporary living.

Upon entering, you will find two inviting reception rooms that offer ample space for family living and entertaining. The layout is thoughtfully designed, ensuring a seamless flow throughout the home. The property has been finished to a high standard, allowing you to move in without the need for any immediate renovations or improvements.

The exterior of the house is equally impressive, featuring a single garage and off-street parking for up to three additional vehicles, ideal for families with multiple cars. The private, secured garden at the rear is laid to lawn, providing a perfect space for children to play or for hosting summer gatherings.

Situated in a superb location, this home is conveniently close to local amenities, including shops and restaurants, as well as excellent rail and road transport links. This makes it an ideal choice for commuters and families alike, offering both peace and accessibility.

In summary, this property on Page Drive is a delightful blend of comfort, style, and practicality, making it a perfect choice for anyone looking to settle in the charming community of Middleton St. George. Don't miss the chance to make this wonderful house your new home.







- Quiet cul-de-sac location in Middleton St George
- Beautiful 4 bedroom family home
- Family Bathroom, ensuite to Master bed and further W/C downstairs
- Off street parking for 3 vehicles and a single garage
- Superb Rail and Road transport links
- Large Lounge and Kitchen diner
- Private Garden to the rear
- Close to local amenities including shops and restaurants

#### **GENERAL INFORMATION:**

Tenure: Freehold

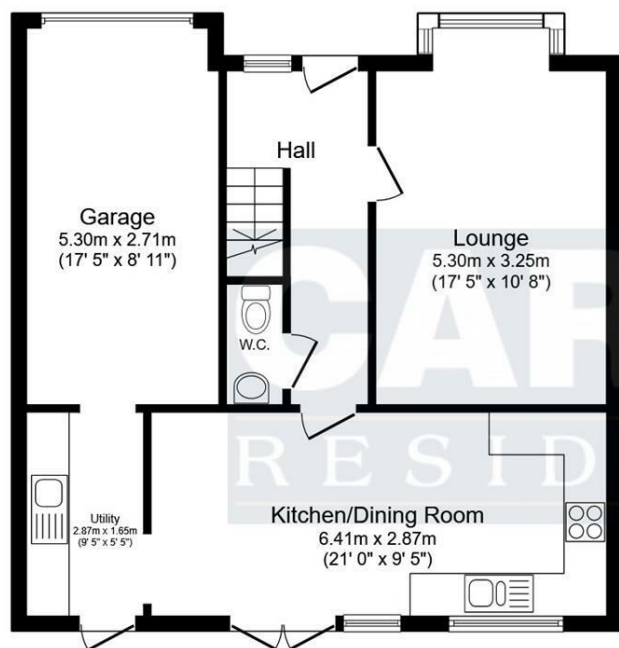
Services: Gas central heating, mains electric, water and drainage.

Double glazing

Local Authority: Darlington Borough Council (Tax Banding D)

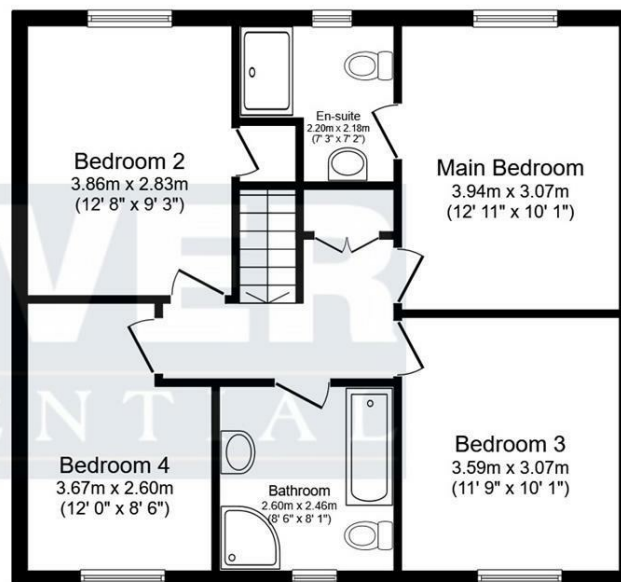
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### Ground Floor

Floor area 65.1 sq.m. (701 sq.ft.)



### First Floor

Floor area 63.9 sq.m. (688 sq.ft.)

**TOTAL: 129.0 sq.m. (1,389 sq.ft.)**

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](http://www.Propertybox.io)

| Energy Efficiency Rating                    |  |                             |
|---------------------------------------------|--|-----------------------------|
| Very energy efficient - lower running costs |  |                             |
| (92 plus) <b>A</b>                          |  | <div>83</div> <div>93</div> |
| (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<br>2002/91/EC  |

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MAB 6202



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