



**\*\* REDUCED \*\* \*\* LARGE SCALE FAMILY HOME \*\* \*\* DOUBLE GARAGE \*\* \*\* PICTURESQUE VILLAGE \*\*  
\*\* SOUGHT AFTER DEVELOPMENT \*\***

We anticipate demand to be high for this well appointed five bedroom detached property, enjoying substantial accommodation over three floors. Nicely positioned within the village of Middleton St George where one can walk for miles and enjoy scenic beauty, yet still within each reach of Darlington and Teesside, including Teesside International Airport. Two bedrooms enjoy an en-suite, the fabulous master bedroom of particular interest located on the top floor. Rooms are light, airy and versatile, perfect for the coming and going of an active family life and we have no hesitation in recommending an internal viewing to fully appreciate what this home has to offer.

Council tax band F. Freehold basis. EPC Rating: C  
Please contact Smith & Friends to arrange a viewing

**St. Georges Gate, Middleton St. George,  
Darlington, DL2 1FE  
5 Bed - House - Detached  
Offers In The Region Of £350,000  
EPC Rating: C  
Council Tax Band: F  
Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS

# St. Georges Gate, Middleton St. George, Darlington, DL2 1FE



## GROUND FLOOR

Entrance hall with Kardean flooring, giving a fabulous first impression running into the ground floor w.c. and both reception rooms. The principal reception to the front with a feature fireplace and doors to a separate dining room, leading to a garden room, perfect to entertain family and friends. Spacious office and well appointed kitchen. Off the kitchen the useful utility room which adds to what is an exceptional amount of accommodation to the ground floor.

## FIRST FLOOR

Landing with useful linen cupboard and open spindle balustrade leading to the second floor. Four good size bedrooms can be found to the first floor, as well as the family bathroom which features a four piece suite, including a bath and separate shower cubicle. The second bedroom enjoys an en-suite with double shower cubicle.

## SECOND FLOOR

Impressive large master bedroom to the top floor with walk-in cupboard, ample built-in wardrobes and en-suite comprises four piece suite including a bath and double shower cubicle.

## EXTERNALLY

The home commands an excellent plot on this desirable development with a good size driveway for off-street parking leading to the double garage for further secure parking or storage, perfect for a mechanical or DIY enthusiast. Pedestrian side access to the rear garden which is laid to lawn with mature borders and a great place to relax during those warmer months.

## ENTRANCE HALL

## GROUND FLOOR W.C.

## LOUNGE

7'7" x 10'6" (2.33m x 3.22m)

## DINING ROOM

10'7" x 10'9" (3.24m x 3.30m)

## GARDEN ROOM

12'0" x 7'7" (3.66m x 2.33m)

## OFFICE

8'8" x 15'7" (2.66m x 4.76m)

## KITCHEN

15'4" x 8'4" (4.69m x 2.55m)

## UTILITY ROOM

## FIRST FLOOR LANDING

## BEDROOM

12'10" x 10'5" (3.92m x 3.20m)

## BEDROOM

9'8" x 11'5" (2.95m x 3.48m)



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**EN-SUITE SHOWER ROOM/W.C.**

**BEDROOM**

8'2" x 8'9" (2.5m x 2.68m)

**BEDROOM**

8'11" x 7'11" (2.74m x 2.42m)

**BATHROOM/W.C.**

**SECOND FLOOR**

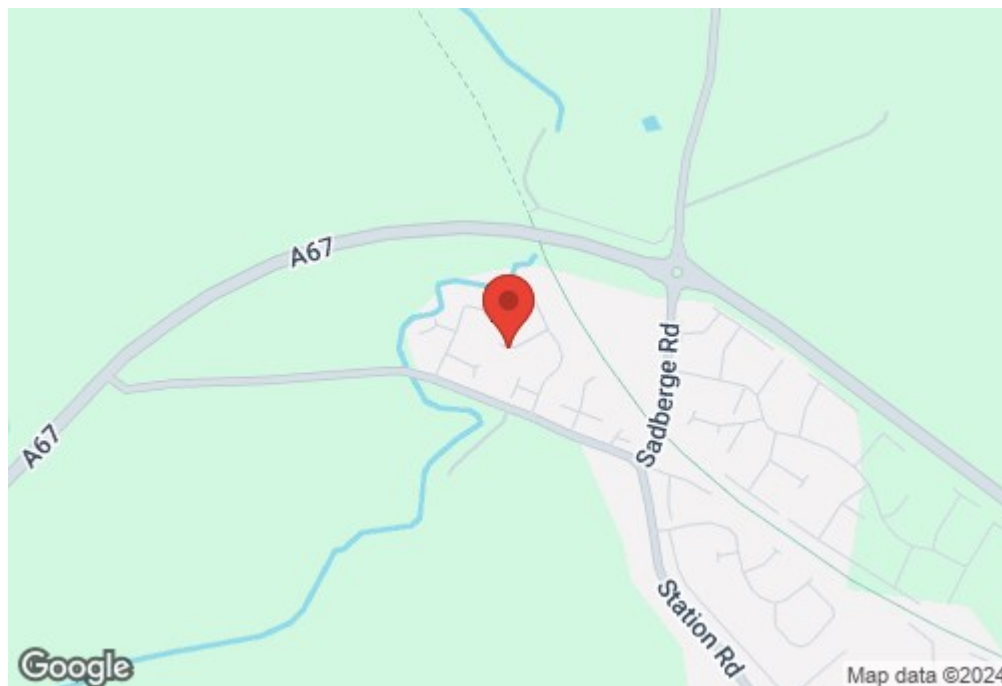
**BEDROOM**

17'3" x 12'11" (5.27m x 3.95m)

**EN-SUITE**

**FRONT EXTERNAL**

**REAR GARDEN**



**St. Georges Gate, Middleton St. George,  
Darlington, DL2 1FE**

**St Georges Gate**

Approximate Gross Internal Area  
2024 sq ft - 188 sq m



Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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			
		76	83
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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