



**\*\* LUXURIOUS FAMILY HOME \*\* \*\* EXCLUSIVE MODERN DEVELOPMENT \*\***  
**\*\* GENEROUS DRIVEWAY and GARAGE \*\* \*\* IMPROVED FROM ORIGINAL SPECIFICATION \*\***

**\*\* REDUCED FOR A QUICK SALE \*\***

Newly built in 2019 we anticipate demand to be for this truly impressive, large scale, four bedroom detached property located on this sought-after development in Middleton St George. One can walk from miles and enjoy seeing beauty, relax and unwind in the private garden, yet with a short drive find a host of shops and amenities in Darlington and across Teesside. Commanding a corner plot it has fabulous curb appeal from the front elevation.

Internally you will find sumptuous interior design throughout which has been impeccably cared for, maintained and improved by the present owner. The large kitchen diner is perfect to maximise on family time. There is a useful utility and ground floor w.c. Versatile office, currently used as a snug and impressive principal reception room with bay window flooding the room with natural light. Four well dressed bedrooms are to the first floor, three doubles and a generous single, the master with an en-suite shower room and contemporary family bathroom with stunning tiling.

Please Note: Council tax band E. Freehold basis. EPC Band B.  
Please contact Smith & Friends for a viewing (formerly Robinsons Tees Valley).

**Folland Court, Middleton St. George, Darlington, DL2**

**1TP**

**4 Bed - House - Detached**

**Offers In The Region Of £325,000**

**EPC Rating: B**

**Council Tax Band: E**

**Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS

# Folland Court, Middleton St. George, Darlington, DL2 1TP



The property is still within its 10 year NHBC warranty.

## GROUND FLOOR

Light and airy hallway giving a fabulous first impression from entering through the front door. Ground floor cloak/w.c. to the right of the hallway, as is the principal reception room, both spacious yet cosy enjoying stunning décor and pleasant views to the front. Separate office/snug with two windows allowing natural light. Large kitchen diner considered the hub of many properties, this no exception with ample space for dining and a beautifully appointed kitchen providing an excellent range of units and integrated appliances. Half door opens to a utility room providing further units and plumbing for a washing machine and space for a dryer.



## FIRST FLOOR

Landing opening to the bedrooms and luxurious family bathroom. Four good size bedrooms, ideal for a growing family, the master and second featuring built-in wardrobes, the master bedroom with the en-suite shower room.



## EXTERNALLY

Fabulous corner plot with lawn gardens to the front. Block paved driveway for off-street parking with gated access to further secure parking, leading to the garage with up and over door, lighting and power.

## HALLWAY

## GROUND FLOOR CLOAKS/W.C.

## RECEPTION ROOM

16'0" x 11'3" (4.9m x 3.45m)

## OFFICE/SNUG

8'3" x 8'0" (2.52m x 2.44m)

## KITCHEN/DINER

22'3" x 11'5" (6.80m x 3.50m)

## UTILITY ROOM

5'6" x 6'9" (1.70m x 2.07m)

## FIRST FLOOR LANDING

## BEDROOM

12'0" x 11'7" (3.67m x 3.55)

## EN-SUITE SHOWER ROOM

## BEDROOM

11'6" x 12'0" (3.52m x 3.66m)

## BEDROOM

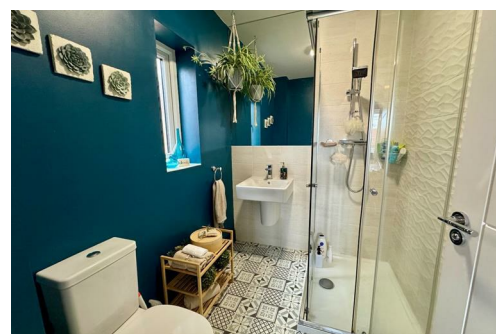
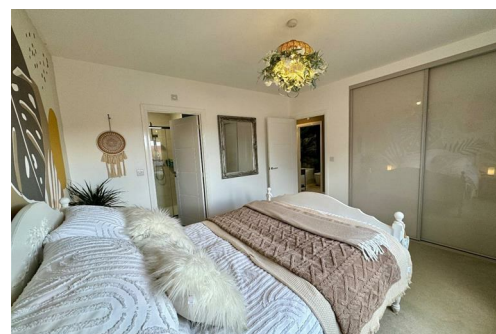
11'3" x 8'0" (3.43m x 2.46m)

## BEDROOM

11'7" x 7'9" (3.55m x 2.38m)

## FAMILY BATHROOM/W.C.

7'3" x 5'6" (2.22m x 1.70m)



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FRONT EXTERNAL

REAR GARDEN

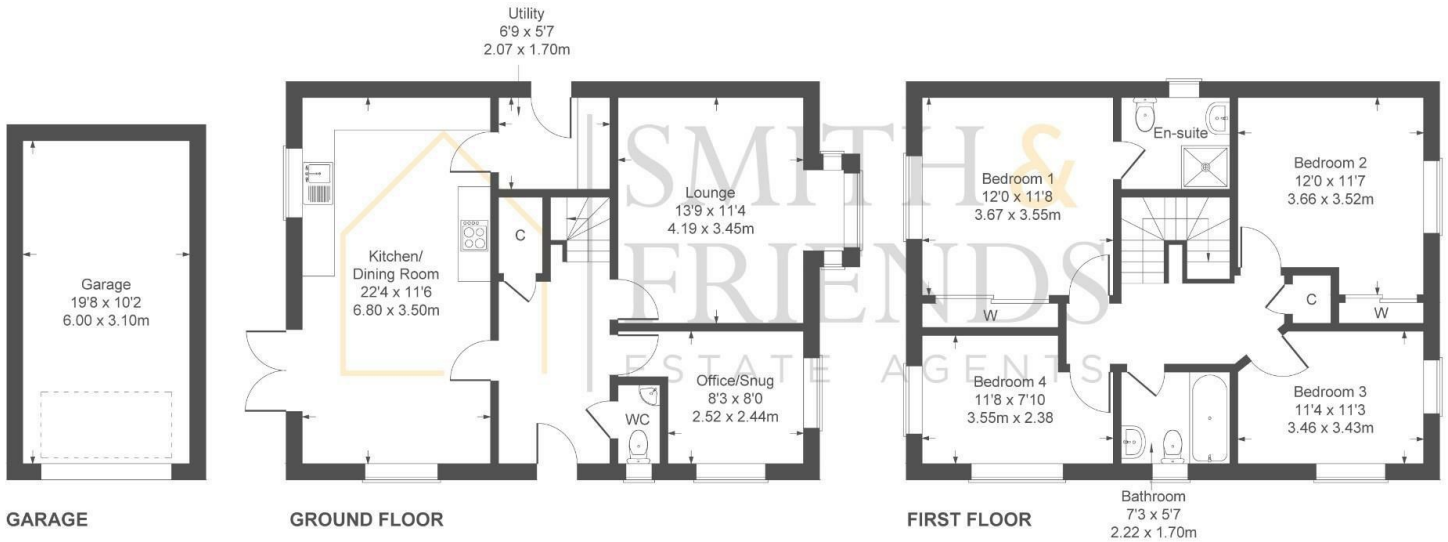
GARAGE

19'8" x 10'2" (6m x 3.1m)



# Folland Court, Middleton St. George, Darlington, DL2 1TP

## Folland Court Approximate Gross Internal Area 1572 sq ft - 146 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) A			92
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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