



**\*\* LARGE SCALE FAMILY HOME \*\* \*\* SIGNIFICANTLY EXTENDED \*\*  
\*\* SOUGHT AFTER DEVELOPMENT \*\* \*\* VILLAGE LOCATION \*\* \*\* GARDEN SAUNA CABIN \*\***

We have pleasure in marketing this substantial five bedroom, two en-suite, detached property which commands an excellent site on this popular development in the desirable village of Middleton St. George. It lies within easy reach of Darlington, the A1(M), A66 and Teesside International Airport. Considerable thought has gone into the layout to use the space in the best way possible to provide versatile, well appointed accommodation perfect for the coming and goings of an active family life.

With five good size bedrooms, two with en-suite shower rooms plus family bathroom, it will certainly appeal to a growing family. To the ground floor the size is equally as impressive as the first floor with generous reception rooms, the principal reception of particular size enjoying a feature log burner, separate dining room, modern kitchen breakfast room, useful utility and ground floor w.c.

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

**Heathfield Park, Middleton St. George,  
Darlington, DL2 1LW  
5 Bed - House - Detached  
Offers In The Region Of £370,000  
EPC Rating: C  
Council Tax Band: E**





# Heathfield Park, Middleton St. George, Darlington, DL2 1LW



The original garage has also been thoughtfully converted to allow a good size office and store room, perfect for those working from home. The size and potential of the rear garden will also not fail to impress, certainly a great place to relax and unwind during those warmer months. We have no hesitation in recommending an internal viewing at your earliest opportunity to fully appreciate what this home has to offer both inside and out.

## GROUND FLOOR

Entrance vestibule cloak/w.c., hallway with useful under stairs storage cupboard and open spindle balustrade leading to the first floor. Separate dining room with bay window flooding the room with natural light. A fantastic entertaining room is the oversized lounge/family room with French doors to the rear and attractive feature chimney breast with log burner. Kitchen breakfast room with a good range of wall and base units, breakfast bar, sink unit with mixer tap, gas hob, chrome chimney style cooker hood and single oven. Utility room with further units, plumbing for a washing machine and sink with mixer tap. Ground floor L-shaped office leading to a useful good size store room housing the 'Combi' boiler and features French doors to the front.

## FIRST FLOOR

Landing with hatch allowing loft access and family bathroom with three piece suite. Five bedrooms in total, a large master bedroom measuring over 6 meters in length enjoying an en-suite shower room. The second bedroom also featuring an en-suite shower room. The third bedroom with a built-in wardrobe and cupboard, plus two further bedrooms.

## EXTERNALLY

Generous parking to the front with pedestrian side access to the large rear garden which has been well cared for and is laid to lawn featuring power sockets, garden shed, greenhouse and sauna cabin.

## ENTRANCE VESTIBULE

## CLOAKROOM/W.C.

## HALLWAY

## DINING ROOM

8'1" x 17'1" (2.48m x 5.22m)

## LOUNGE/FAMILY ROOM

11'3" x 22'4" (3.43m x 6.82m)

## KITCHEN/BREAKFAST ROOM

14'9" x 9'4" (4.51m x 2.85m)

## UTILITY ROOM

9'4" x 4'7" (2.87m x 1.42m)

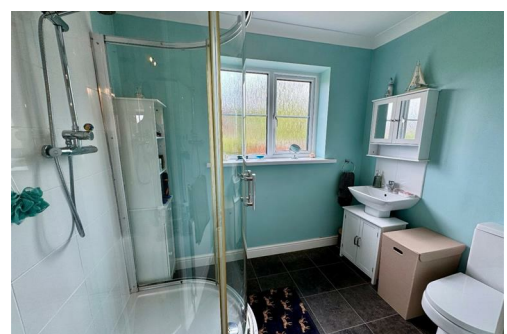
## OFFICE

8'2" x 15'3" (2.50m x 4.66m)

## STORE ROOM

8'0" x 16'6" (2.45m x 5.04m)

## FIRST FLOOR LANDING



**Heathfield Park, Middleton St. George, Darlington,  
DL2 1LW**



- BEDROOM**  
8'2" x 20'9" (2.51m x 6.35m)
- EN-SUITE SHOWER ROOM**  
8'2" x 6'4" (2.51m x 1.95m)
- BEDROOM**  
14'1" x 11'6" (4.31m x 3.52m)
- EN-SUITE SHOWER ROOM**
- BEDROOM**  
8'10" x 7'11" (2.70m x 2.42m)
- BEDROOM**  
10'2" x 10'4" (3.11m x 3.17m)
- BEDROOM**  
8'10" x 9'3" (2.70m x 2.82m)
- FAMILY BATHROOM**
- FRONT EXTERNAL**
- REAR GARDEN**

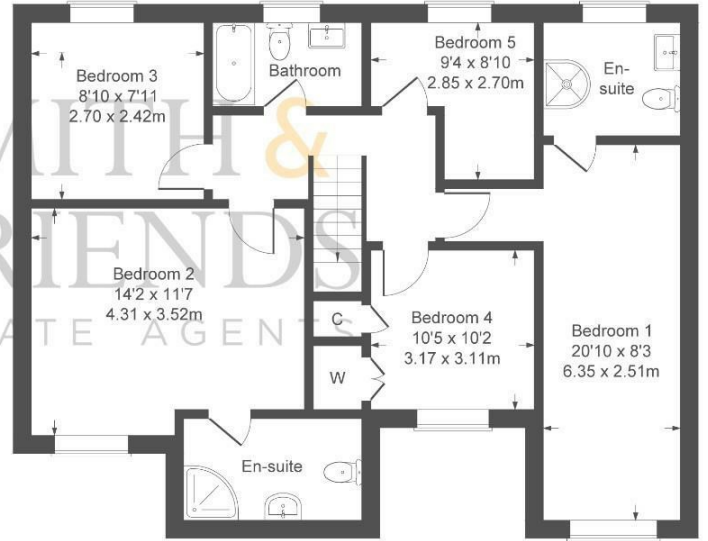
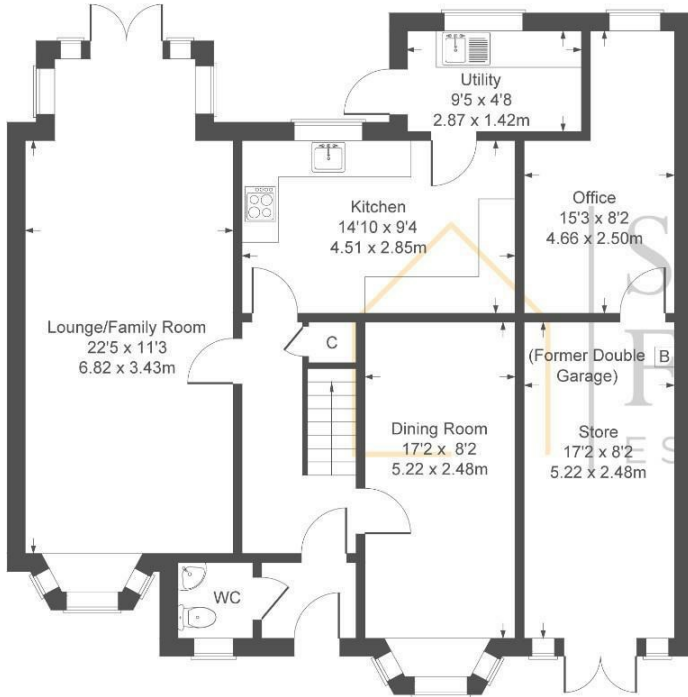




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## Heathfield Park

Approximate Gross Internal Area  
1905 sq ft - 177 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>	72	79
(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	

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**SMITH & FRIENDS**  
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