

**** SPACIOUS FAMILY HOME ** ** CUL DE SAC LOCATION ** ** EN-SUITE FACILITIES **
** GARAGE ** ** GOOD TRANSPORT LINKS ****

Smith and Friends are delighted to bring this spacious three bed family home to the market. Built in 2019 and situated on a desirable development in the village of Middleton St. George, the property makes an ideal family home. The property which benefits from having uPVC double glazing, gas central heating lies close to local amenities, including school, shops and pub, with Darlington town centre being only a 10 minute drive away. Good transport links to the A66, A1(M), train station and Teesside International Airport.

In our opinion, the property will suit a variety of purchasers and must be viewed to be fully appreciated. We anticipate high demand, early viewing is highly recommended.

Please Note: Council tax band D. Freehold basis. EPC rating B
Please contact Smith & Friends to arrange a viewing (formerly Robinsons Tees Valley)

Miles Grove, Middleton St. George, DL2 1TU

3 Bed - House - Detached

Offers Over £250,000

EPC Rating: B

Council Tax Band: D

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Miles Grove, Middleton St. George, DL2 1TU



GROUND FLOOR

A spacious hallway leads to a lounge, kitchen/diner, cloakroom and stairs to first floor. The generously sized lounge to the front aspect features a large bay window allowing light to flood the room and is a great space to relax. The conveniently situated under stairs cloakroom comprises of a wash hand basin and low level w.c. A generously sized kitchen/diner features a range of wall and base units with contrasting worktops, stainless steel sink and integrated appliances including electric double oven, gas hob, extractor, fridge/freezer, dishwasher and washing machine. The dining space allows ample room for a dining table and features French doors accessing the rear garden.



FIRST FLOOR

A light and airy landing area benefitting from having loft access, storage cupboard and second cupboard housing hot water cylinder leads to three double bedrooms, en-suite and family bathroom. The master and second bedroom benefit from having fitted wardrobes, whilst the well appointed part tiled en-suite to the master bedroom comprises of a large shower cubicle, wash hand basin with vanity unit and low level w.c. The modern family bathroom comprises of a bath, wash hand basin in vanity unit and low level w.c.



EXTERNALLY

To the front of the property the garden is laid to lawn with driveway accessing the integral garage with up and over door. A side gate leads to the South West facing rear garden which again is laid to lawn and features a paved patio and separate decked area making it an ideal space to relax in the summer months.



HALLWAY

LOUNGE

12'5" x 14'3" (3.79m x 4.36m)

GROUND FLOOR CLOAKROOM/W.C.

KITCHEN

12'2" x 11'10" (3.72m x 3.62m)

FIRST FLOOR LANDING

BEDROOM

9'11" x 10'4" (3.04m x 3.16m)

EN-SUITE SHOWER ROOM

9'3" x 3'8" (2.82m x 1.12m)

BEDROOM

13'1" x 11'7" (4m x 3.55m)

BEDROOM

9'1" x 11'7" (2.79m x 3.54m)

BATHROOM/W.C.

9'9" x 5'6" (2.98m x 1.69m)

FRONT EXTERNAL

REAR GARDEN



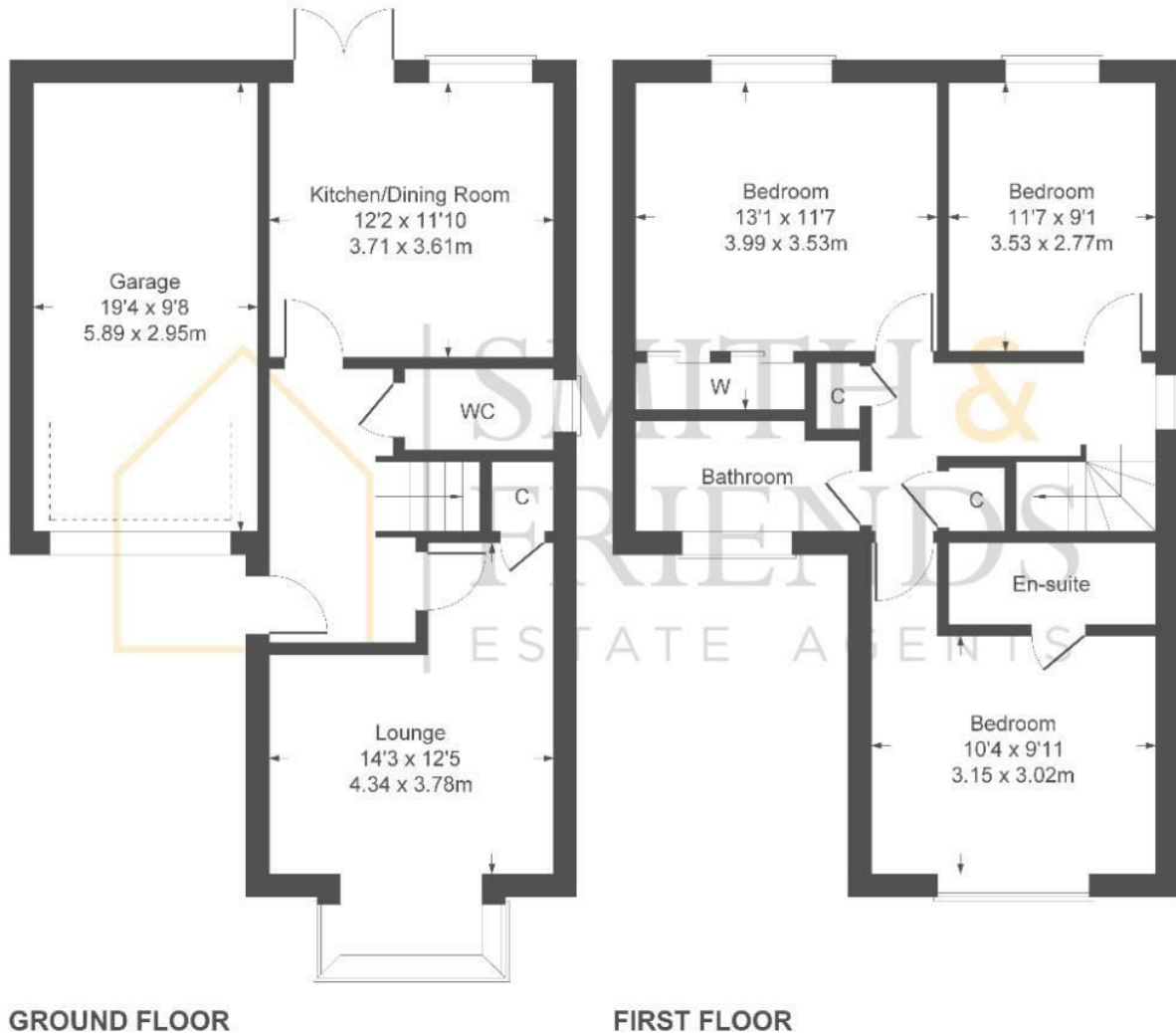
Miles Grove, Middleton St. George, DL2 1TU



www.smith-and-friends.co.uk

Miles Grove

Approximate Gross Internal Area
1250 sq ft - 116 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 | | | 94 |
| (81-91) B | | 83 | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

7 Duke Street, Darlington, Co. Durham, DL3 7RX

01325 484440

darlington@smith-and-friends.co.uk

