



*Ann Cordey*  
ESTATE AGENTS

5 Wellington Drive, Middleton St. George, Darlington, DL2 1FJ  
Offers In The Region Of £219,995



## 5 Wellington Drive, Middleton St. George, Darlington, DL2 1FJ

Situated in the popular village of Middleton St George we have pleasure in offering for sale this much improved modern Three Bedroomed detached property. Built to exacting standards by ESH homes to The Larch specification and benefiting from the remainder of the NHBC home buyers guarantee. The original layout has been reconfigured to allow for more space in the kitchen & dining area and now has French doors leading from this room to the rear garden.

The dual aspect lounge is light and bright and also has French doors to the garden and can accommodate a small dining table if required. A handy ground floor cloaks/WC completes the accommodation to this floor. To the first floor there are three good sized bedrooms, two double bedrooms and a sizeable single room. The master bedroom also enjoys ensuite facilities and fitted sliding mirrored wardrobes.

Externally the front of the property is open plan with a paved driveway for off street parking. A timber gate to the side leads to the rear garden.

The rear garden has been landscaped and designed for ease of maintenance with artificial grass edged by paved patio seating area. There is a bespoke purpose built gazebo and a handy walk in storage shed with light and power.

The village of Middleton St George is popular with a host of buyers and has a local infant and junior schools and access to well regarded secondary schools. There are local shops, restaurants and a pub. The transport links are easy accessed to Teesside and Darlington and there is a train station at Dinsdale Durham Tees Valley airport is also close by.

The property is warmed by gas central heating and is fully double glazed.

TENURE: Freehold  
COUNCIL TAX: D

### RECEPTION HALLWAY

A composite door opens into the reception hallway which leads to the cloaks/WC, lounge and kitchen & dining area and has the staircase to the first floor.

### CLOAKS/WC

Comprises of a modern suite with low level WC and handbasin.

### LOUNGE

**18'11" x 9'7" (5.77 x 2.94)**

A sizeable and welcoming reception room which is dual aspect with a window to the front aspect and French doors opening to the rear garden. The room has a quality laminate floor and tasteful decor.

### KITCHEN & DINING ROOM

**17'1" x 10'10" (5.22 x 3.31)**

The current vendors have exposed the under stairs area which allows for further space and really opens up the room and addition French doors provides access to the rear patio area. The kitchen is fitted with an ample range of modern gloss cabinets with complementing work surfaces. The integrated appliances include an electric oven and gas hob with extractor fan. There is also a fridge/freezer and washer/dryer and the kitchen has a window to the front aspect.

The reconfiguration of the room allows for soft seating and there is a fixed breakfast bar.



FIRST FLOOR

LANDING

The landing leads to all three bedrooms and to the bathroom/WC.

BEDROOM ONE

11'8" x 9'3" (3.58 x 2.83)

The principal bedroom of the home is a good sized double room with feature panelling and built in sliding mirrored wardrobes, overlooking the front aspect and enjoying ensuite facilities.

BEDROOM TWO

9'10" x 8'8" (3.00 x 2.66)

A second double bedroom also overlooking the front aspect and has a built in cupboard.

ENSUITE

The shower cubicle has a walk in shower with mains fed shower, hand basin and WC.

BEDROOM THREE

9'2" x 8'2" (2.81 x 2.51)

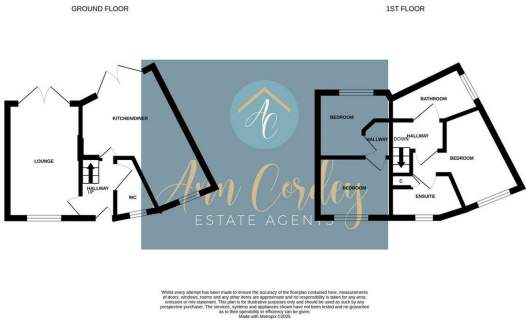
A good sized single bedroom overlooking the rear aspect.

BATHROOM/WC

Fitted with a white modern suite to include panelled bath, pedestal hand basin and low level WC with a window to the rear aspect.

EXTERNALLY

The front of the property is open plan and laid to lawn and has paved driveway for off street parking. A single gate to the side provides access to the rear garden which has been landscaped with a paved patio seating area, no maintenance artificial lawn and bespoke timber gazebo and a hand made timber storage shed which has light and power (and measures 2.90m x 2.61m).



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		100+
(81-91) B		
(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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

These particulars do not constitute, nor constitute part of, an offer or contract. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Ann Cordey, or any other person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. All measurements are approximate.



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