



1 THE MEADOWS, MIDDLETON ST. GEORGE, DARLINGTON, DL2 1UE

Asking Price £325,000

Thoughtfully extended four-bedroom detached family home located in the ever-popular village of Middleton St George. The property enjoys a south-facing, enclosed rear garden and an impressive rear extension, creating a superb open-plan kitchen, dining and sitting area ideal for modern family living.

The accommodation briefly comprises: welcoming entrance hallway and a front-facing lounge featuring a log-burning stove. To the rear, the stunning extension houses the kitchen, dining and sitting areas, complete with a second log-burning stove that provides a real focal point to this versatile living space. From here there is access to a utility room and ground floor WC.

To the first floor are four well-proportioned bedrooms, including a master bedroom with en-suite facilities, along with a modern family bathroom/WC.



HALL

6'8" x 17'2" (2.05 x 5.24)

LOUNGE

11'1" x 17'2" (3.40 x 5.24)

KITCHEN

21'7" x 23'7" (6.60 x 7.20)

UTILITY

6'1" x 7'4" (1.86 x 2.24)

GROUND FLOOR WC

6'1" x 3'8" (1.86 x 1.13)

LANDING

7'3" x 14'2" (2.23 x 4.33)

BEDROOM ONE

11'1" x 14'11" (3.39 x 4.57)

EN SUITE

7'3" x 4'6" (2.23 x 1.39)

BEDROOM TWO

11'10" x 14'6" (3.61 x 4.42)

BEDROOM THREE

11'1" x 9'10" (3.39 x 3.02)

BEDROOM FOUR

8'6" x 13'0" (2.61 x 3.97)

BATHROOM

7'3" x 5'8" (2.23 x 1.75)

GARAGE

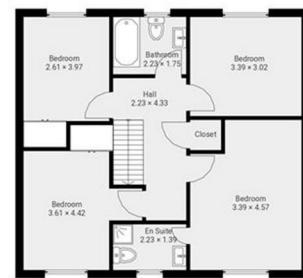
9'5" x 17'2" (2.89 x 5.24)

▼ Ground Floor



ROOMS: 6

▼ 1st Floor



ROOMS: 8

All measurements are approximate

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.

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