



Looking for Bungalow but want or need SPACE....!!

Then look no further, this substantial detached bungalow on Middleton Lane is a true gem waiting to be discovered. Boasting very generous living space, this property offers comfort, style and space.

As you step inside, you'll be greeted by not one, but five inviting reception rooms, including a large living room with a glorious wood burning stove, a spacious kitchen/dining area leading through to a delightful conservatory, an office for those working from home, which could be used as a 3rd bedroom and a snug for those relaxing evenings in with a good book. The versatility of these rooms ensures there's space for every aspect of your lifestyle.

With two well-appointed bedrooms and two bathrooms, this bungalow provides ample accommodation for the family or those looking for extra space. The lounge room and conservatory overlook the private gardens to the rear, offering a tranquil retreat right at your back door.

Situated on just over a quarter of an acre of private garden, this property offers a sense of seclusion and tranquillity, set back from the road for ultimate privacy. Parking will never be an issue with space for 3 vehicles and a single garage.

Whether you're looking to host gatherings with friends or simply enjoy a peaceful evening in the garden, this property caters to all your needs. Don't miss the opportunity to make this charming bungalow your new home sweet home.





- Substantial Bungalow
- Fantastic Private garden
- 5 Reception rooms
- Close to amenities, restaurants and local train station
- Large plot, 0.27 Acres
- Set back from road, Private entrance with ample off street parking
- Village location

**GENERAL INFORMATION:**  
 Tenure: Freehold  
 Services: Gas central heating, mains electric, water and drainage.  
 Double glazing  
 Local Authority: Darlington Borough Council (Tax Banding E)

**Buyers Identification Checks**  
 Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity, this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

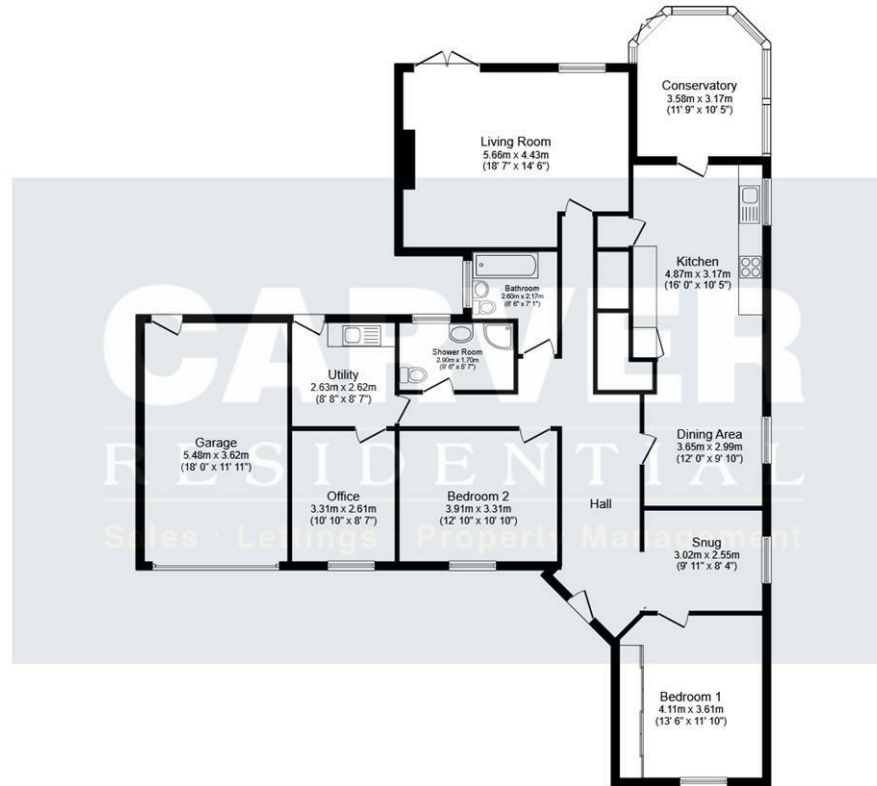
**Property Size**  
 Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. this may potentially exclude a conservatory and/or garage)











Floor Plan

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
| Very energy efficient - lower running costs | Current | Potential               |
| 101-120 <b>A</b>                            |         |                         |
| 81-100 <b>B</b>                             |         |                         |
| 61-80 <b>C</b>                              |         |                         |
| 41-60 <b>D</b>                              |         |                         |
| 21-40 <b>E</b>                              |         |                         |
| 1-20 <b>F</b>                               |         |                         |
| 1-10 <b>G</b>                               |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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MAB 6202



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