



An exceptional family home within the modern Romangate development located in the popular village of Middleton St. George, Darlington. This stunning 5-bedroom detached house offers a high-quality, modern finish throughout, perfect for those looking for a blend of style and comfort. Situated in a sought-after village location, this property provides easy access to both Darlington and Teesside, making it ideal for commuters or families looking for convenience. With Darlington train station just a 10-minute drive away, you'll have quick and easy access to further destinations Kings Cross within 2 hours 30 minutes from Darlington). Whether you're looking for a spacious family home or simply want to indulge in the luxury of extra space, this property offers the perfect balance of practicality and elegance.





- Large family home
- Popular village location
- Off street parking and garage
- Exceptional quality of finish
- Easy access to Darlington and Teeside
- Modern development

GENERAL INFORMATION:

Tenure: Freehold

Services: Gas central heating, mains electric, water and drainage.

Double glazing

Local Authority: Darlington Borough Council (Tax Banding G)

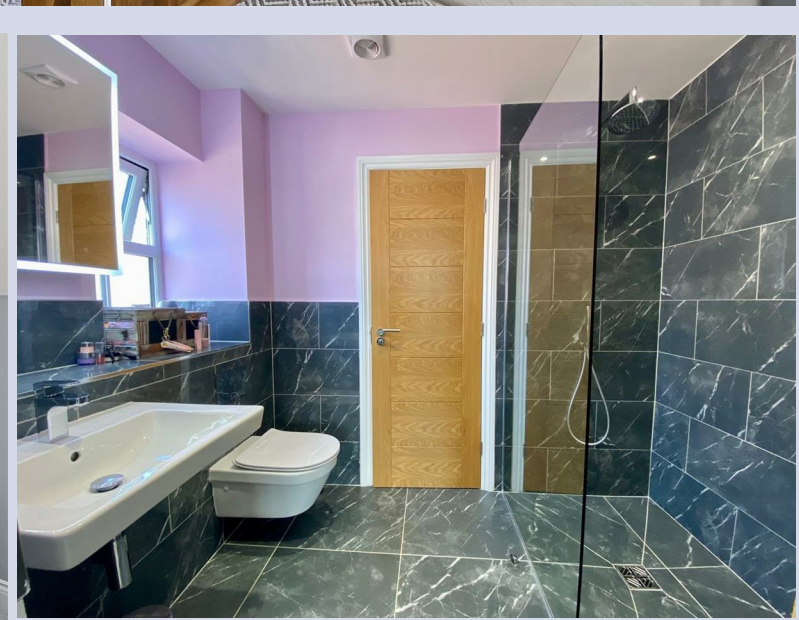
Buyers Identification Checks

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

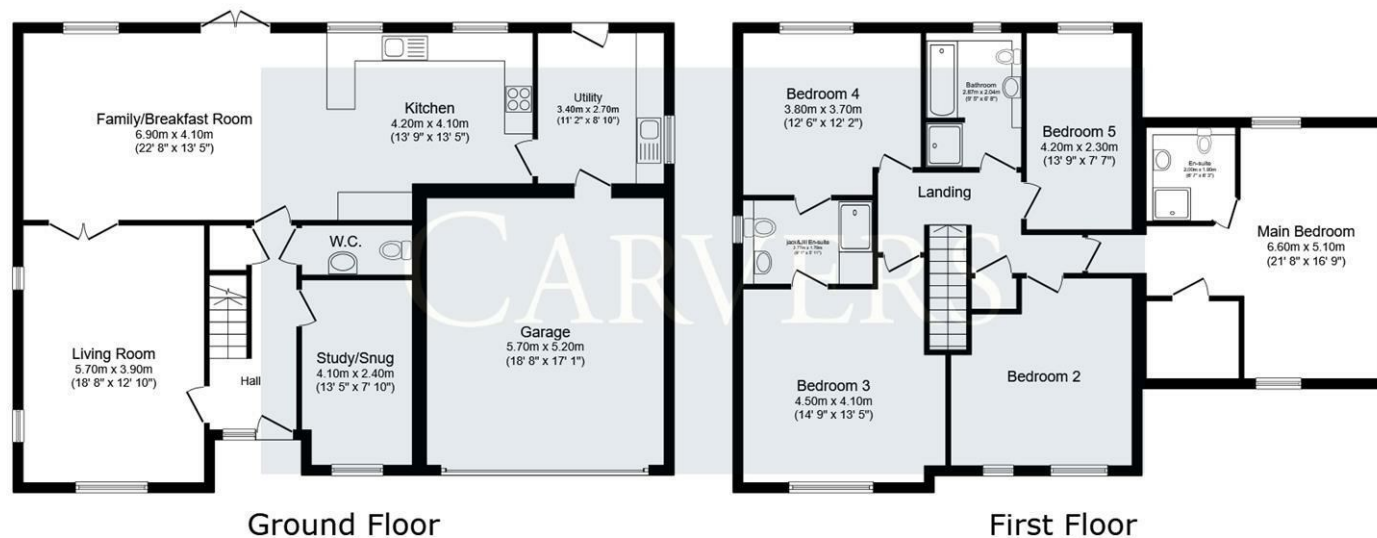
Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. this may potentially exclude e.g. a conservatory and/or garage)











Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
101-120 kWh/m ² /year A		
81-100 kWh/m ² /year B		
61-80 kWh/m ² /year C		
41-60 kWh/m ² /year D		
21-40 kWh/m ² /year E		
1-20 kWh/m ² /year F		
Below 1 kWh/m ² /year G		
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

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MAB 6202



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