



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

Asking Price £315,000

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" × 17'2" (2.05 × 5.24)

LOUNGE
11'1" × 17'2" (3.40 × 5.24)

KITCHEN
21'7" × 23'7" (6.60 × 7.20)

UTILITY
6'1" × 7'4" (1.86 × 2.24)

GROUND FLOOR WC
6'1" × 3'8" (1.86 × 1.13)

LANDING
7'3" × 14'2" (2.23 × 4.33)

BEDROOM ONE
11'1" × 14'11" (3.39 × 4.57)

EN SUITE
7'3" × 4'6" (2.23 × 1.39)

BEDROOM TWO
11'10" × 14'6" (3.61 × 4.42)

BEDROOM THREE
11'1" × 9'10" (3.39 × 3.02)

BEDROOM FOUR
8'6" × 13'0" (2.61 × 3.97)

BATHROOM
7'3" × 5'8" (2.23 × 1.75)

GARAGE
9'5" × 17'2" (2.89 × 5.24)

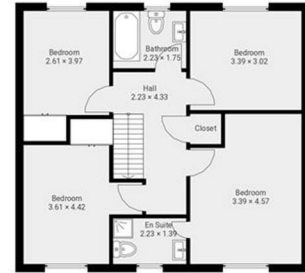
▼ Ground Floor

ROOMS: 6



▼ 1st Floor

ROOMS: 8



All measurements are approximate

Page 1/1

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.

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.

