



Chestnut Tree Lane, Middleton St. George, DL2 1FY
5 Bed - House - Detached
£445,000

EPC Rating: B
Tenure: Freehold
Council Tax Band: F



Chestnut Tree Lane

Middleton St. George Darlington DL2 1FY

- *** STUNNING FOUR/FIVE BEDROOM DETACHED FAMILY HOME ***
- *** IMPRESSIVE LANDSCAPED REAR GARDEN ***
- *** EXCLUSIVE DEVELOPMENT, WITH BALCONY ***
- **** UPGRADED KITCHEN*****
- **** CHAIN FREE ****

This stunning four/five bedroom detached family home with roof terrace, is highly recommended to view. Built in 2024, the property has been finished to a high standard and would accommodate a number of different buyers.

Upon entry to the property, your welcomed by a spacious entrance hall with a mezzanine balcony, off the hall is a generous size living room with patio doors to the rear garden. In addition, you will find an absolutely stunning kitchen / diner with a ground floor utility and WC.

To the first floor there are three double bedrooms, with one currently used as a snug room, benefitting from a good size balcony, and a stunning family bathroom. To the second floor there are a further two double bedrooms with one benefitting from an ensuite shower room.

Externally, the property has a well maintained lawn to the front of the property, ample of off-street parking to the side of the property, whilst benefitting from a landscaped rear garden and single detached garage, with a side door access to the garden.

For a viewing contact SMITH & FRIENDS - Estate Agents Darlington, Early viewing is highly recommended.











GROUND FLOOR

Entrance Hall

16'8" x 7'6" (5.10m x 2.30m)

Living Room

20'2" x 11'5" (6.15m x 3.48m)

Kitchen / Diner

24'1" x 13'3" (7.35m x 4.04m)

Utility Room

4'4" x 5'4" (1.33m x 1.65m)

Downstairs WC

4'2" x 5'4" (1.29m x 1.65m)

FIRST FLOOR

Landing

7'8" x 11'6" (2.35m x 3.53m)

Bedroom 3

9'1" x 11'3" (2.79m x 3.45m)

Bedroom 4

10'9" x 11'3" (3.28m x 3.45m)

Bedroom 5 (Snug Room)

18'6" x 12'11" (5.65m x 3.95m)

Family Bathroom

5'6" x 7'1" (1.70m x 2.17m)

SECOND FLOOR

Landing

3'10" x 3'6" (1.18m x 1.09m)

Bedroom 1

14'1" x 12'0" (4.30m x 3.66m)

En-Suite Shower Room

4'7" x 8'2" (1.41m x 2.49m)

Bedroom 2

9'6" x 17'4" (2.92m x 5.29m)

SINGLE DETACHED GARAGE

20'5" x 10'3" (6.24m x 3.14m)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	86	
(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	







For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services,

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