

St George's Gate

Darlington DL2 1FD

Offers In The Region Of £375,000

Venture PROPERTIES









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St George's Gate

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- Four Bedroom Detached
- Spacious Rooms
- Close to Travel Links
- Double Garage and Off Street Parking
- Sought After Middleton St. George Location
- Council Tax Band E
- West Facing Rear Garden & Garden Room
- Village Surroundings
- EPC Rating tbc

Welcome to St. Georges Gate, in the ever popular village of Middleton St. George. This splendid detached, spacious four bedroom house offers a perfect blend of comfort and modern living. With two well-appointed bathrooms and a ground floor cloakroom, it is ideal for families seeking space and tranquillity whilst providing convenience for all.

The west-facing rear garden is a delightful outdoor space, perfect for enjoying the afternoon sun and hosting summer barbecues. This garden offers a serene retreat, ideal for unwinding after a long day or for children to play safely.

The generous driveway can accommodate multiple vehicles, making off-street parking a breeze - perfect for families or those who enjoy hosting guests. An additional highlight is the double garage, which not only offers further secure parking for your vehicles but also additional storage space if required.

Located in the picturesque setting of Middleton St. George, residents will benefit from a friendly community atmosphere while being conveniently close to local amenities and transport links. This property is a wonderful opportunity for those looking to settle in a peaceful yet accessible location. Don't miss the chance to make this lovely house your new home.

Entrance Hall
Composite door to front, engineered oak flooring and radiator.

Lounge
20'05 x 10'06 (6.22m x 3.20m)
Upvc double glazed bay window to front, coving to ceiling, fireplace with Granite back and hearth, including inset gas fire. Two radiators.

Kitchen/Diner
26'05 x 9'09 (8.05m x 2.97m)
Upvc double glazed window to rear, Beech wall, base and drawer units with contrasting work tops including breakfast bar. Stainless steel sink with mixer tap. Four ring gas hob with extractor over and oven. Integrated fridge freezer and part tiled walls.

Utility Room
Door to side, space for washing machine and fridge freezer with wall mounted boiler and part tiled walls.

Dining Area
Upvc double glazed window and double doors to rear, engineered oak flooring and two radiators.

Garden Room
15'06 x 9'09 (4.72m x 2.97m)
Upvc double doors to side, spotlights to ceiling, two electric radiators and engineered oak flooring.

Study
10'03 x 8'07 (3.12m x 2.62m)
Upvc double glazed bay window to front and radiator.

Ground Floor Cloaks
Low level w.c, wash hand basin and radiator.

First Floor Landing
Two double wardrobes.

Bedroom One
15'10 x 13'09 (4.83m x 4.19m)
Upvc double glazed window to front, two double wardrobes and radiator.

En-Suite
Upvc double glazed obscure window to front, shower cubicle, low level w.c with spray and wash hand basin. Karndean flooring and radiator.

Bedroom Two
11'10 x 9'08 (3.61m x 2.95m)
Upvc double glazed window to rear, double wardrobe and radiator.

Bedroom Three
9'11 x 8'10 (3.02m x 2.69m)
Upvc double glazed window to rear, double wardrobe and radiator.

Bedroom Four
8'05 x 8'08 (2.57m x 2.64m)
Upvc double glazed window to front, storage cupboard and radiator.

Bathroom
Upvc double glazed obscure window to side, panelled bath with shower mixer, low level w.c with spray, wash hand basin, part tiled walls and radiator.

Externally
To the front there is an ample driveway with access to double garage.
To the rear the enclosed west facing garden is mainly laid to paving.

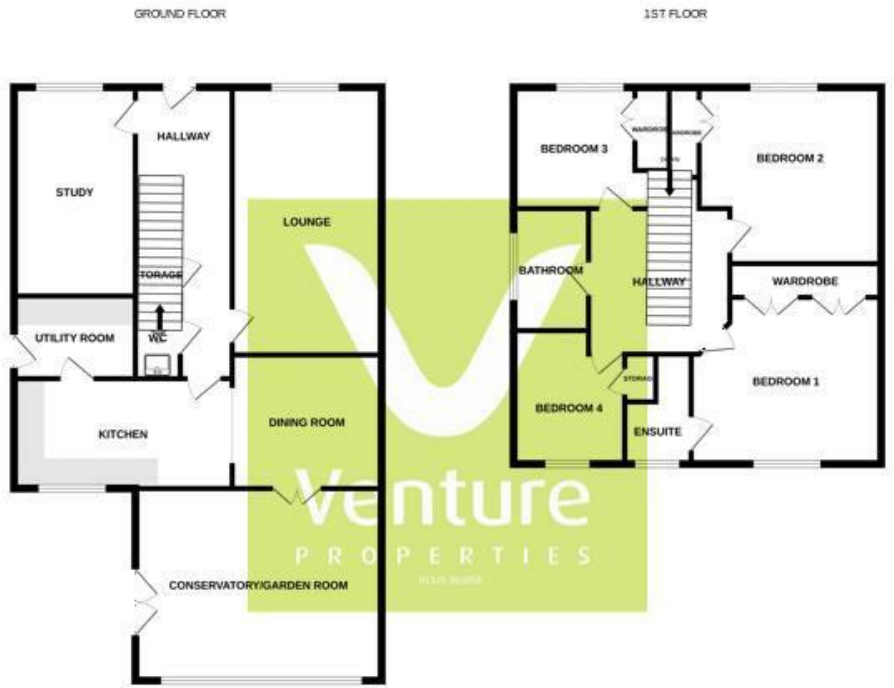
Tenure
Freehold

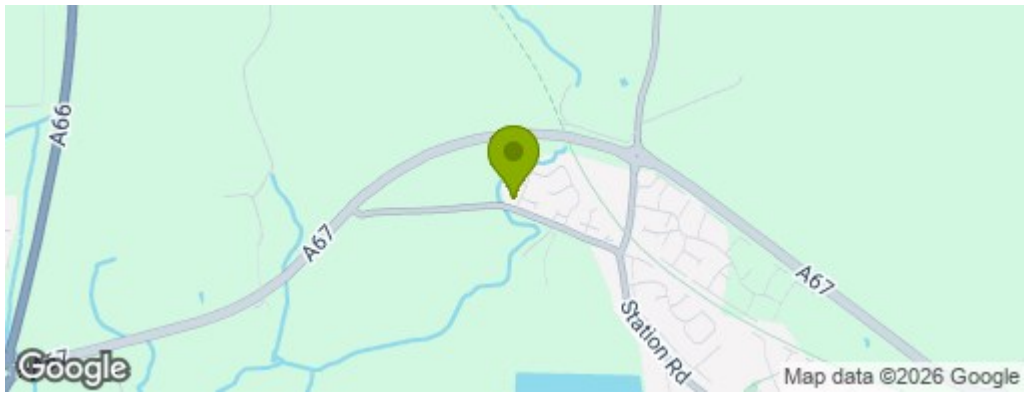
Property Details
Local Authority: Darlington
Council Tax Band: E
Annual Price: £2,899

Conservation Area No
Flood Risk Very low
Floor Area 0 ft 2 / 0 m 2
Plot size 0.09 acres
Mobile coverage
EE
Vodafone
Three
O2
Broadband
Basic
16 Mbps
Satellite / Fibre TV Availability
BT
Sky

Note
IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house

Garage
16'10 x 16'08 (5.13m x 5.08m)
There is a double garage with remote control up and over door and an internal storage area with power and light and car charging point.





Property Information

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