



4 CHURCH VIEW
Sadberge, Darlington



GSC GRAYS

PROPERTY • ESTATES • LAND

4 CHURCH VIEW

Sadberge, Darlington DL2 1SD

4 Church View is an exceptional detached family home, superbly positioned within the highly desirable village of Sadberge, near Darlington.

Constructed in 2000 to an exceptional standard, this substantial modern home is arranged over three levels and offers an outstanding balance of contemporary design, generous space and practical family living.



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Situation and Amenities

The village of Sadberge is situated between Darlington and Stockton on Tees and offers amenities including a church, village hall and two pubs.

Middlesbrough 11.6 miles, Darlington 5.1 miles, Northallerton 21.1 miles, Thirsk 26.9 miles (distances are approximate).

Excellent road links to the A19, A66 and A1 providing access to Teesside, Newcastle, Durham, York, Harrogate and Leeds. Direct train services from Northallerton and Darlington to London King's Cross, Manchester and Edinburgh. International airports: Teesside International, Newcastle and Leeds Bradford.





Accommodation

The main front door opens into an entrance porch and onwards into a lovely, well-lit, open and modern entrance hall with a timber staircase. Doors lead through to the kitchen, living room and the convenient ground floor w.c.

The wonderful family kitchen and breakfast area has been fully fitted with high-specification fixtures and fittings, modern units and a large central island with breakfast bar. There is plenty of space for dining, whilst the handy utility room is perfect for keeping everything neatly out of sight. Rear doors from the dining area lead straight out to the gardens, creating a great atmosphere for entertaining.

The garden room also has doors out to the rear and provides a lovely space in which to sit and relax. Double glass doors give access to the dual aspect living room, providing plenty of sunlight. The living room is substantial and has solid timber flooring along with a central fireplace.



To the first floor, there are four bedrooms, Two of these enjoy en suite facilities, whilst one also benefits from a dressing room.

The two remaining bedrooms overlook the front of the property and there is also a luxurious family bathroom.

To the second floor, there is a well thought-out principal bedroom suite. This room is substantial with multiple windows to provide lots of sunlight, along with a beautiful en suite.

Externally

A gated driveway to the side provides access through to the rear garden and double garage, which has a courtesy door and electric doors to the front.

The wraparound gardens have been landscaped to a high specification and include a patio area perfect for entertaining.

Tenure

The property is believed to be offered freehold with vacant possession on completion.

Owners' Insight

Our vendors love the village setting of the property and the idyllic views it enjoys. The property itself is modern, open-plan and finished to a very high standard.

Viewings

Strictly by appointment with GSC Grays. Telephone: 01748 829 217.

Local Authority

Darlington Borough Council. Council tax band F.

Services

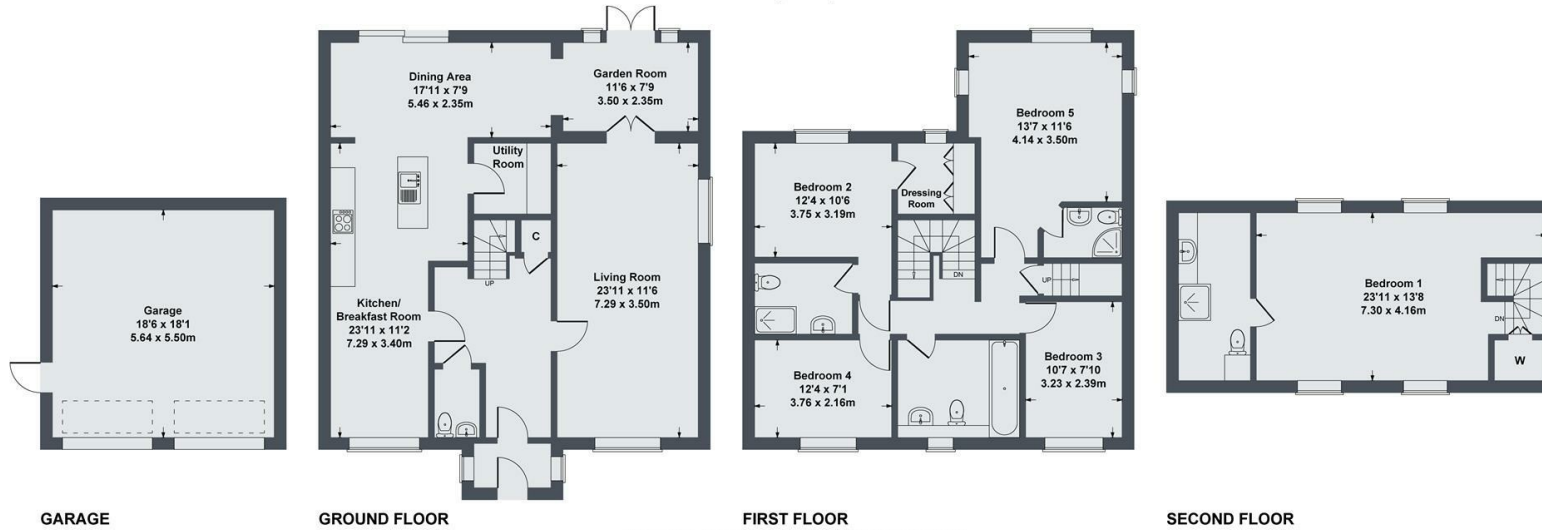
Mains gas, electricity, water and drainage.

Particulars and Photographs

Particulars prepared and photographs taken April 2026.

4, Church View Sadberge, Darlington, DL2 1SD

Approximate Gross Internal Area
2540 sq ft - 236 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2026

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		
	74	80
England & Wales	EU Directive 2002/91/EC	



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