

Goosepool Way, Middleton St. George, Darlington, DL2 1RA  
Offers in the region of £365,000



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Council Tax Band: F

An exceptional five-bedroom detached family home, beautifully positioned on this highly exclusive development in the sought-after village of Middleton St George. Built in 2019 and still benefiting from the remainder of its 10-year NHBC warranty, this impressive property offers generous, well-planned accommodation ideal for modern family living.

The home is set within a picturesque village environment, enjoying scenic local walks and nearby amenities, while remaining perfectly placed for commuters just a short drive from Darlington, Teesside International Airport, and excellent access to the A1(M) & A66.

The ground floor welcomes you with a light and airy hallway, setting the tone for the rest of the home. There is a cosy and inviting lounge, alongside a spacious open-plan dining kitchen ideal for entertaining and family life. Additional features include a separate utility room, ground floor WC, and access to the integral double garage, offering excellent potential to convert (subject to council approval). To the first floor there are five well-proportioned bedrooms, three of which benefit from modern en-suite shower rooms, complemented by a stylish family bathroom.

Externally, the property enjoys a particularly attractive position within the development, with a good-sized garden that includes a charming summer house, perfect for relaxing, entertaining, or working from home.

This is a rare opportunity to acquire a substantial, high-quality home in a desirable village location,

combining space, style, and superb connectivity.

Please note:

Council tax Band - F

Tenure - Freehold

Annual Estate Charge - £108.25 (2026)

Total sq ft and room dimensions to be considered a guide only.

Following acceptance of an offer, the prospective buyer(s) will be required to pay £30 (inc. VAT) per client, to cover the cost of anti-money laundering checks conducted by Estates, in compliance with HMRC regulations.

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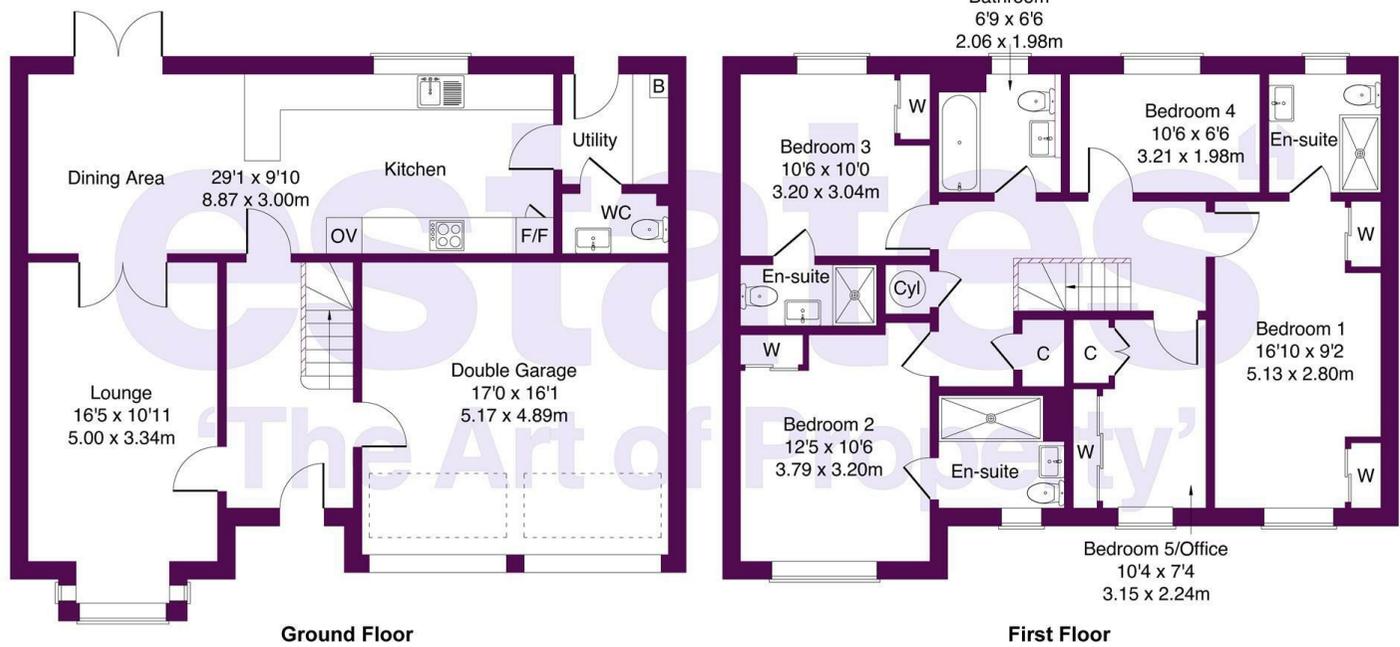
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Approximate Gross Internal Area: (1808 sq ft - 168 sq m.)



Not to Scale. Produced by The Plan Portal 2026  
 For Illustrative Purposes Only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>92</b>
(81-91) <b>B</b>		<b>84</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	