



CARVERS
SALES & LETTINGS

St. Annes Gardens
Middleton St. George, Darlington, DL2 1AQ
Offers in the region of £600,000

Bungalow - Detached



3

3

1

Situated in a stunning area at the bottom of a cul-de-sac in St. Annes Gardens, this detached bungalow presents a rare opportunity for discerning buyers. With three spacious bedrooms, a well-appointed bathroom, and two further separate WCs, this property is ideal for families seeking comfort and convenience.

The bungalow boasts three inviting reception rooms including open living room/dining room and a large conservatory with stunning views of The Cleveland Hills and beyond. The unique layout offers flexible living spaces that can be tailored to suit your lifestyle. The property is set on an acre of land, with extensive grounds and three separate entertaining areas.

One of the standout features of this home is the private sweeping driveway leading to the double detached garage, complete with stairs giving access to the loft area, offering additional storage or potential for conversion.

Surrounded by mature established gardens and picturesque countryside, this property is a haven for those who love the outdoors. Furthermore, its convenient location ensures easy access to local amenities, as well as transport links to the airport and train station, making it an ideal choice for commuters, buyers please note that the property lies on a sizeable plot.



- SIZEABLE PLOT
- OFFERING WELL APPOINTED LIVING
- DECEPTIVELY SPACIOUS
- PICTURESQUE VILLAGE WITH AMENITIES
- EXTENSIVE LAWNED REAR GARDEN WITH PATIO AREA PERFECT FOR ENTERTAINING
- SMALL CUL-DE-SAC LOCATION
- STUNNING VIEWS TO THE REAR
- DETACHED DOUBLE GARAGE WITH LOFT SPACE
- WELL PLACED FOR COUNTRYSIDE WALKS

GENERAL INFORMATION

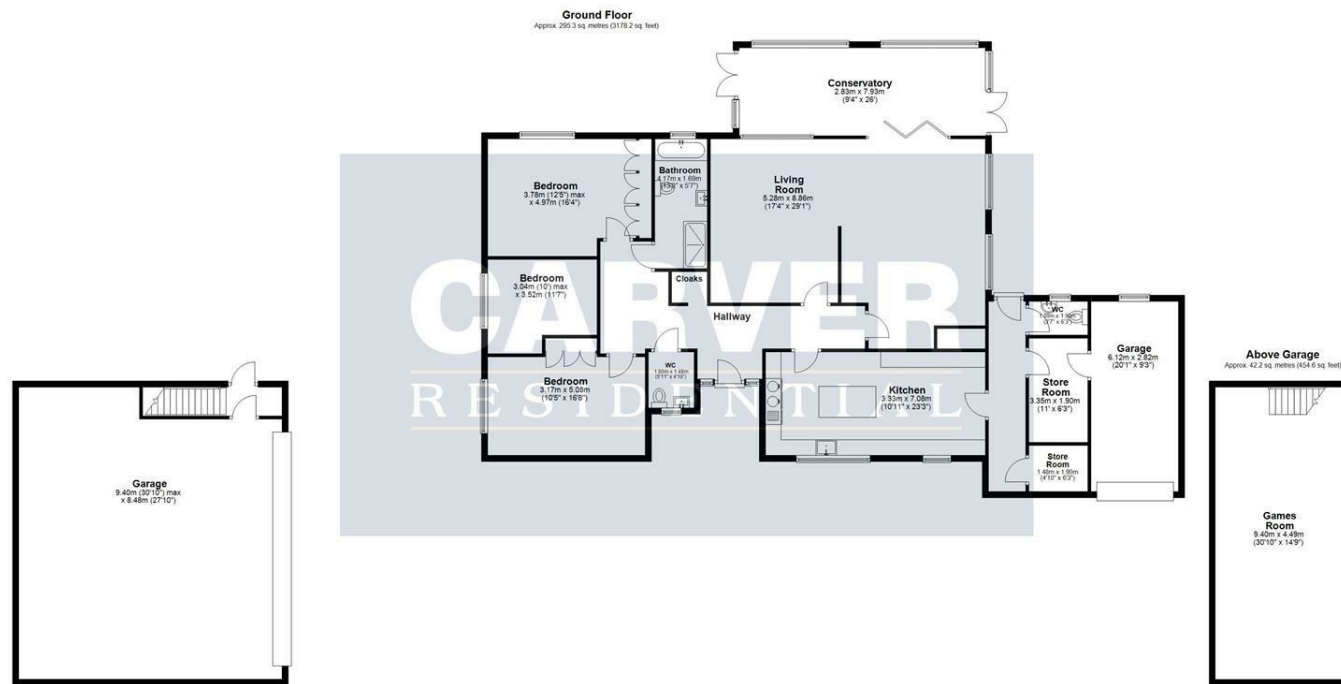
Tenure: Freehold

Services: Gas central heating, mains electric, water and drainage.

Double glazing

Local Authority: Darlington Borough Council (Tax Banding E)





Total area: approx. 337.5 sq. metres (3632.7 sq. feet)
25 St. Annes Gardens, Middleton St George, Darlington

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		73	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Searching 1,000s of mortgages
Access to 12,000+ products from 90+ lenders across the UK.
Call: 01325 370341 Visit: Any of our offices
Web: mortgageadvicebureau.com/carvers

Your home may be repossessed if you do not keep up repayments on your mortgage.
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.
The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Carvers nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.