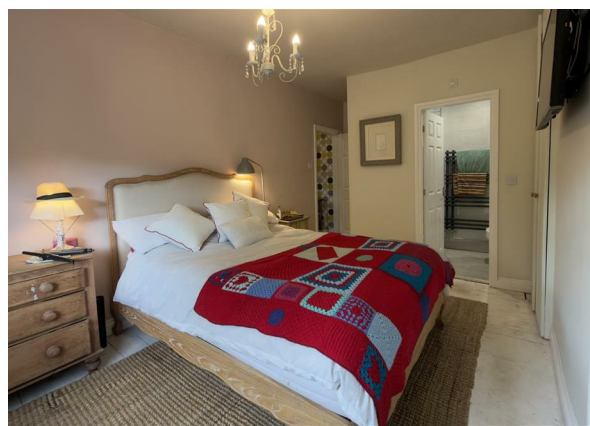


Pleasant View, Sadberge, Darlington, DL2 1SQ
Offers in the region of £220,000

estates⁴
'The Art of Property'



Pleasant View, Sadberge, Darlington, DL2 1SQ

Offers in the region of £220,000

Council Tax Band: C

A spacious and beautifully presented three-bedroom cottage, significantly improved and thoughtfully styled by the current owner, occupying a delightful position overlooking the village green in the picturesque village of Sadberge.

The property enjoys a wonderful village setting, with pleasant walks immediately on the doorstep, where you can enjoy far-reaching views across the surrounding countryside and towards the Cleveland Hills. Offering the best of village living whilst remaining conveniently positioned for Darlington and excellent road links via the A1(M), providing easy access both north and south, as well as the A66 towards Teesside.

Internally, the property has been tastefully decorated throughout, creating a warm, cosy and inviting home. The accommodation briefly comprises an attractive lounge featuring a wood-burning stove, together with a particularly impressive dining kitchen, designed in a charming French farmhouse style and providing a wonderful social and entertaining space. A useful ground floor WC and entrance vestibule completes the ground-floor accommodation.

To the first floor are three well-proportioned double bedrooms. The principal bedroom benefits from a stylish en-suite shower room, whilst bedrooms two and three are served by a contemporary family shower room. Bedrooms one and three also enjoy delightful views towards the village green.

The property retains a number of appealing features,

including spacious rooms, exposed wood flooring, UPVC double glazing, a composite front door and gas central heating via a combi boiler.

Externally, there is a small hardstanding area to the front, providing an opportunity for seating and enjoying the pleasant outlook. There is no allocated garden to the front, side or rear of the property. However, the property does benefit from a larger-than-average single garage situated opposite the house, providing valuable storage and parking accommodation.

A charming and characterful village home, combining stylish contemporary presentation with a peaceful countryside setting, whilst remaining within easy reach of excellent transport links and nearby amenities.

Please note:
Council tax Band - C
Tenure - Freehold
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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Professional Estate Agents, selling homes across Darlington, Newton Aycliffe, Teesside & North Yorkshire with creative & inviting marketing strategies! Property appraisals available 7 days a week!

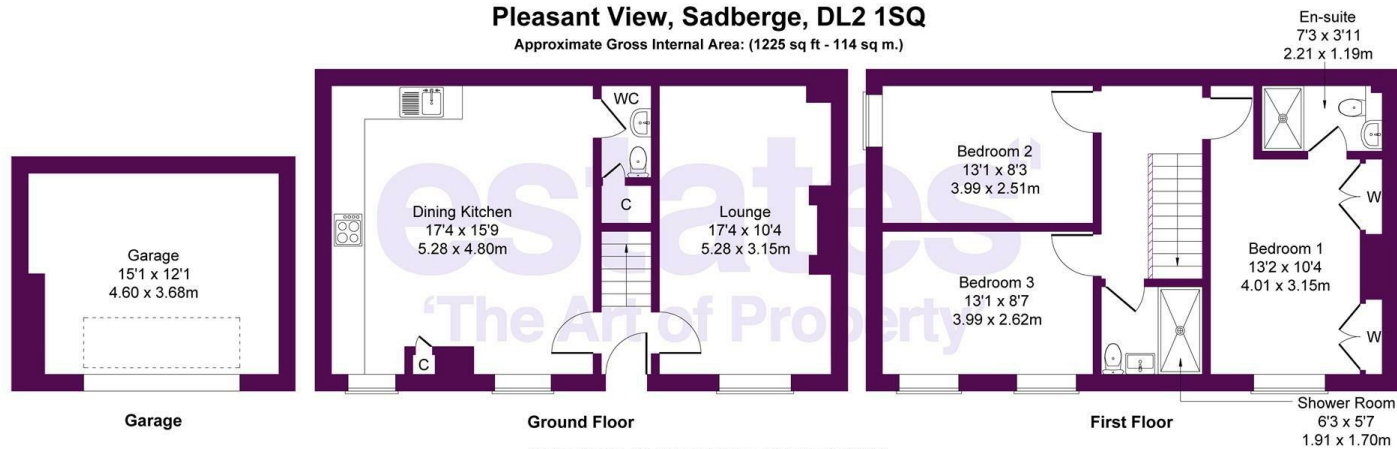
Disclaimer:
These particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) with the intention of providing a fair and accurate guide to the property. They do not constitute or form part of an offer or contract nor may they be regarded as representations, all interested parties must themselves verify their accuracy. No tests or checks have been carried out in respect of heating, plumbing, electric installations, or any type of appliances which may be included. All photos, videos, and marketing material created by Estates 'The Art of Property', are the property of our agency and are protected by copyright law. Our marketing material must not be copied, reproduced, shared, or used in any way without our prior written permission.



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Pleasant View, Sadberge, DL2 1SQ

Approximate Gross Internal Area: (1225 sq ft - 114 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) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC