Yeadon Walk, Middleton St. George, DL2 1UJ.
Offers in the region of £340,000

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Offers in the region of £340,000
Council Tax Band: D

Sought-after Development | Attractive Corner Plot | Large Detached Garage | Garden Room Extension | Landscaped Westerly Garden | Solar Panels | EPC Rating B | Beautifully Presented throughout.

A stunning home, significantly improved and impeccably presented throughout, offering spacious and versatile accommodation with so much to offer.

Occupying an attractive corner plot within the picturesque village of Middleton St George, the property boasts generous parking, extensive garaging and a magnificent landscaped rear garden.

To the front, a double driveway provides ample parking alongside an integral garage, perfect for generous storage. Further benefits include a large detached garage to the rear, accessed via electric gates, offering excellent versatility for the motoring or DIY enthusiast, or alternatively as a workshop, home gymnasium or future garden office. The beautifully landscaped rear garden is a particular highlight, enjoying a favourable westerly aspect and providing a wonderful space for outdoor dining and entertaining.

Internally, a welcoming and light-filled entrance hallway features a striking refitted composite front door and provides access to the ground floor WC and useful utility room, which houses the high-specification Worcester combination boiler installed in 2020.

To the front is a versatile additional reception room, ideal as a formal dining room, snug, home office or hobby room. To the rear, a beautifully appointed kitchen/breakfast room complements the generous principal reception room, which features an open archway leading through to the delightful garden room extension featuring air-conditioning, and overlooking the rear garden.

To the first floor are four well-proportioned bedrooms, including an impressive principal bedroom with contemporary en-suite facilities, together with a modern refitted family bathroom.

Further features include solar panels, and replacement external windows & doors, fitted in 2022.

Middleton St George is a highly regarded village offering an excellent range of local amenities, including a primary school, doctors' surgery, and charming cafés. The property is also within a short walk to Dinsdale Railway Station, along with easy access to Teesside International Airport and excellent road connections to the A1(M), A66 & A67. Darlington town centre is also just a short drive away, offering an extensive range of shopping, leisure and recreational facilities. This property is a truly fantastic opportunity to acquire an exceptional family home in a sought-after village location.

Please note: Both garages have potential space limitations, with the single garage potentially unsuitable for larger vehicles and the detached garage offering restricted capacity of two vehicles.

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DISCLAIMER
All measurements, including the total square footage and individual room dimensions, are provided as a guide only and should not be relied upon as exact measurements. Measurements will, in most cases, represent the maximum measurement of the room or area. Where measurements are provided for garages, outbuildings or other additional areas, these will also be included within the stated total square footage. Prospective purchasers should satisfy themselves as to the accuracy of all measurements before proceeding.

These particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) as a guide to the property. They do not constitute or form part of an offer or contract and should not be relied upon as representations. All interested parties are advised to verify the accuracy of the information provided. No tests or checks have been carried out in respect of heating, plumbing, electrical installations or appliances included with the property. Prospective purchasers should make their own enquiries and investigations as appropriate.

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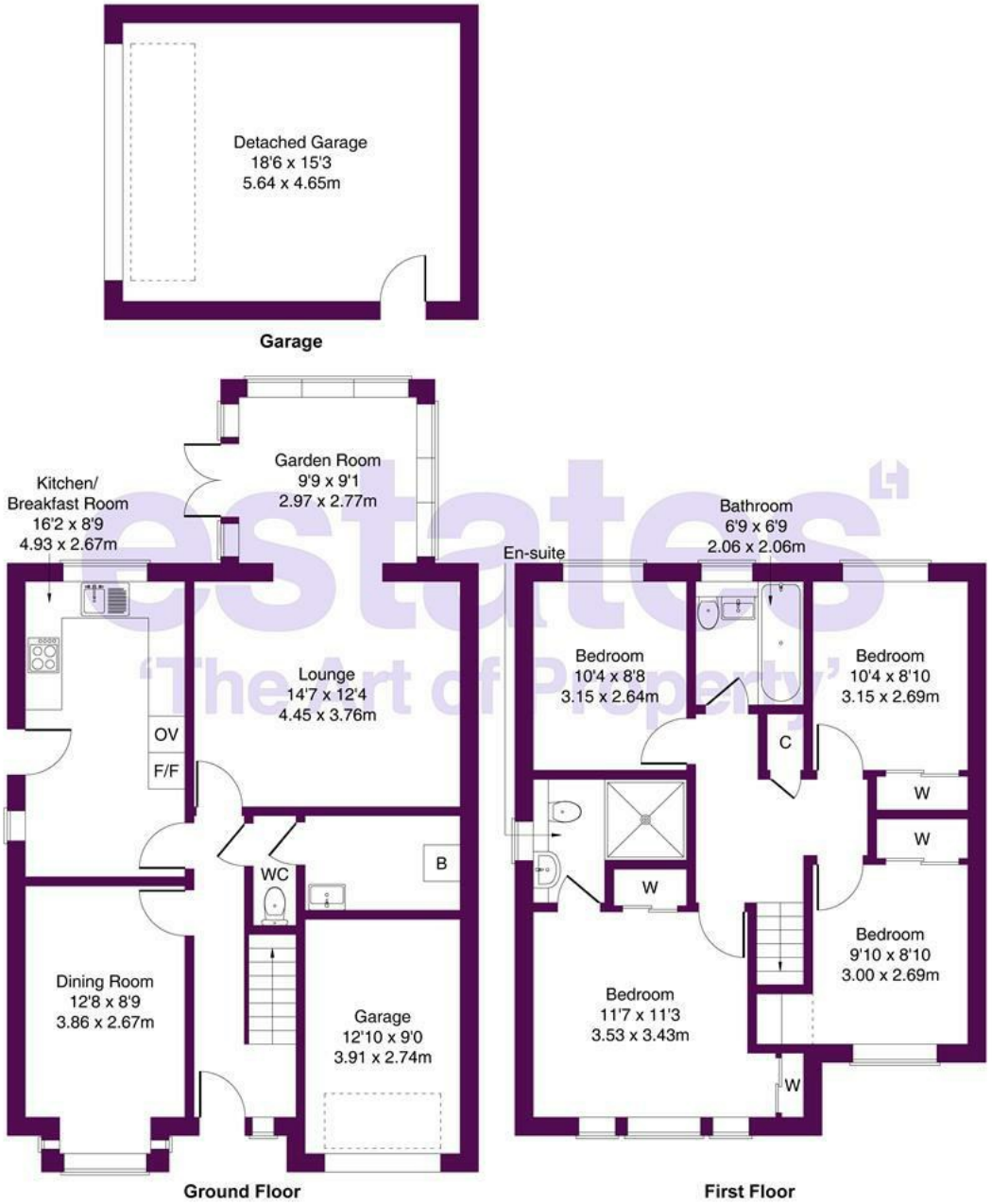






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Approximate Gross Internal Area: (1770 sq ft - 164 sq m.)



Not to Scale. Produced by The Plan Portal 2026

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