



**Chestnut Tree Lane, Middleton St. George, DL2 1FY**  
**5 Bed - House - Detached**  
**£445,000**

**EPC Rating: B**  
**Tenure: Freehold**  
**Council Tax Band: F**



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ESTATE AGENTS

# Chestnut Tree Lane

## Middleton St. George Darlington DL2 1FY

- \*\*\* STUNNING FIVE BEDROOM DETACHED FAMILY HOME \*\*\*
- \*\*\* IMPRESSIVE LANDSCAPED REAR GARDEN \*\*\*
- \*\*\* EXCLUSIVE DEVELOPMENT, WITH BALCONY \*\*\*
- \*\*\*\* UPGRADED KITCHEN \*\*\*\*
- \*\*\*\* CHAIN FREE \*\*\*\*

For Sale, this stunning five bedroom detached family home with a generous sized balcony, is highly recommended to view. The property has been finished to an extremely high standard and would accommodate a number of different buyers. Located within a quiet, residential setting and community feel, is conveniently close to local amenities, well-regarded schools and excellent transport links including road connections to the A1M, A66 and onward travel, including rail services and Teesside Airport.

Upon entry to the property, your welcomed by a spacious entrance hall with a mezzanine balcony, off the hall is a generous size living room with patio doors to the rear garden. In addition, you will find an absolutely stunning kitchen / diner, with a central island, perfect for using to entertain guests, including quooker tap and large hob, designed to be efficient on storage. In addition with the ground floor is a separate utility room and downstairs WC. The ground floor has had LVT Flooring installed, to add to the exclusive feel inside.

The first floor provides three double bedrooms, with one currently used as a snug room/Second Reception Room, benefitting from a good size balcony, and a stunning family bathroom. To the second floor there are a further two double bedrooms with one benefitting from an ensuite shower room.

Externally, to the front of the property is a well maintained lawn, ample of off-street parking to the side of the property with an EV Charger, whilst benefitting from a landscaped rear garden, including a garden shed, and a single detached garage, with a side door access to the garden, plus the loft space within the garage has been partial boarded out for storage.

For a viewing contact SMITH & FRIENDS - Estate Agents Darlington, Early viewing is highly recommended.











## GROUND FLOOR

### Entrance Hall

16'8" x 7'6" (5.10m x 2.30m)

### Living Room

20'2" x 11'5" (6.15m x 3.48m)

### Kitchen / Diner

24'1" x 13'3" (7.35m x 4.04m)

### Utility Room

4'4" x 5'4" (1.33m x 1.65m)

### Downstairs WC

4'2" x 5'4" (1.29m x 1.65m)

## FIRST FLOOR

### Landing

7'8" x 11'6" (2.35m x 3.53m)

### Bedroom 3

9'1" x 11'3" (2.79m x 3.45m)

## Bedroom 4

10'9" x 11'3" (3.28m x 3.45m)

## Bedroom 5 (Snug Room)

18'6" x 12'11" (5.65m x 3.95m)

## Family Bathroom

5'6" x 7'1" (1.70m x 2.17m)

## SECOND FLOOR

### Landing

3'10" x 3'6" (1.18m x 1.09m)

### Bedroom 1

14'1" x 12'0" (4.30m x 3.66m)

### En-Suite Shower Room

4'7" x 8'2" (1.41m x 2.49m)


### Bedroom 2

9'6" x 17'4" (2.92m x 5.29m)

## SINGLE DETACHED GARAGE

20'5" x 10'3" (6.24m x 3.14m)

## 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>86</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 	







For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services,

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