

CARVERS

SALES & LETTINGS

Chestnut Tree Lane

Middleton St. George, Darlington, DL2 1FY

Price £440,000

House - Detached

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It is not often that a relatively new house makes such a strong impression, but this exceptional property is quite simply one of the finest examples of modern house building we have encountered. Only around two years old, it is a substantial, beautifully designed and exceptionally well-finished home, offering superbly proportioned accommodation arranged over three floors and occupying a good-sized plot on the outskirts of this popular village.

From the moment you enter, the quality is immediately apparent. The reception hallway provides an impressive introduction to the house, leading through to a generous 20ft lounge with patio doors opening onto the rear garden.

The real heart of the home is the stunning 23ft kitchen/breakfast/family room. This fabulous space has been fitted to an exceptionally high standard with a beautiful range of floor and wall units, a substantial island unit and integrated appliances. With ample room for both dining and comfortable family seating, it is a superb room for everyday living as well as entertaining.

The owners have also thoughtfully reconfigured the first floor to create three excellent double bedrooms. The principal bedroom is particularly impressive, enjoying its own en-suite shower room and the added luxury of a private balcony. There is also a beautifully appointed family bathroom.

To the second floor, where there are two further double bedrooms, including another impressive master bedroom with its own en-suite shower room. The arrangement across the two upper floors provides five genuinely good-sized bedrooms, making this a particularly versatile home.

Outside is a good-sized plot with attractive gardens to the rear, including a pleasant patio area providing an ideal space for outdoor dining and entertaining. There is also a driveway together with a garage.

A truly exceptional modern home which combines the advantages of a new property with a level of quality, space and attention to detail that is rarely encountered.









- Stunning substantial detached family home
- Five double bedrooms, two with en-suites and one with a balcony
- Fabulous very large kitchen/breakfast/family room
- Lovely larger plot with a pleasant rear garden
- Well proportioned very impressive accommodation across three floors
- 20 ft Lounge with patio doors to the garden
- Utility area and downstairs w.c.
- Garage (20'6 x 10'3) driveway and car charging point



GENERAL INFORMATION:

Tenure: Freehold
Services: Gas central heating, mains electric, water and drainage.
Double glazing
Local Authority: Darlington Borough Council (Tax Banding F)
Levy/Maintenance Charge: to be confirmed on completion of site

Buyers Identification Checks

Should a purchaser(s) have an offer accepted on a property marketed by Carvers they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity, this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

Property Size

Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. this may potentially exclude e.g a conservatory and/or garage)



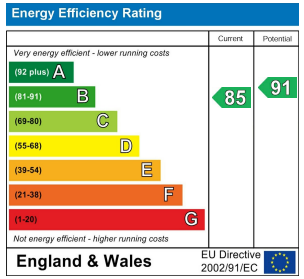






Total floor area: 166.1 sq.m. (1,788 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Property size taken from EPC
1905.00 sq ft



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.

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