Middleton Road, Sadberge, Darlington, DL2 1RR

Offers in the region of £315,000

estates
'The Art of Property'

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Offers in the region of £315,000
Council Tax Band: F

Occupying a most enviable position overlooking the village green in the heart of Sadberge, Mayfield House is a truly captivating period residence dating back to circa 1820. Rich in character and historical charm, this handsome home has been thoughtfully extended over time to create beautifully proportioned and versatile accommodation, perfectly suited to modern family living while retaining its timeless appeal.

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From the moment you arrive, the property's delightful kurb appeal sets the tone. A smart composite entrance door opens into a welcoming hallway and generous room proportions with high ceilings that are characteristic of homes of this era.

To the front, the lounge enjoys views across the village green, a special outlook that changes with the seasons. An open archway flows seamlessly into a substantial family room, creating an inviting space ideal for everyday living, and a separate dining room provides further flexibility for more formal gatherings. The kitchen, has been refitted to a high standard, offering a stylish and contemporary finish, complemented by a practical utility room and a convenient ground floor cloakroom/WC.

To the first floor, three well-proportioned double bedrooms all enjoy views over the green, each filled with natural light. The principal bedroom is of particular note, benefitting from windows to both elevations. A generous family bathroom completes the accommodation, featuring a bath, separate shower cubicle and bidet.

Externally, the manageable rear garden has been attractively paved for ease of maintenance, and features a Sauna. There is also pedestrian side access to the garage, which is vehicle accessible from the rear (Please note the garage windows are single glazed with timber frames).

Throughout, the home enjoys UPVC double glazing, many in attractive sash style, gas central heating, EV charging point, and the added benefit of an MVHR system (Ventilation in the bedrooms is enhanced by a mechanical ventilation with heat recovery (MVHR) system, which uses heat extracted from the out-going stale air to pre-warm the in-coming fresh air. Particularly in winter, this provides good indoor air quality without wasting energy).

Homes of this stature and setting seldom come to the open market. Overlooking the green in this charming, village community, Mayfield House represents a rare opportunity to acquire a distinguished period property in such a sought-after location.

Despite its peaceful setting, Sadberge offers excellent connectivity, conveniently positioned for the A66 and A1(M), providing swift access to Darlington, the coast, and Teesside International Airport. Early viewing are highly recommended to fully appreciate the charm, setting and potential of this residence.

Please note:
Council tax Band - F
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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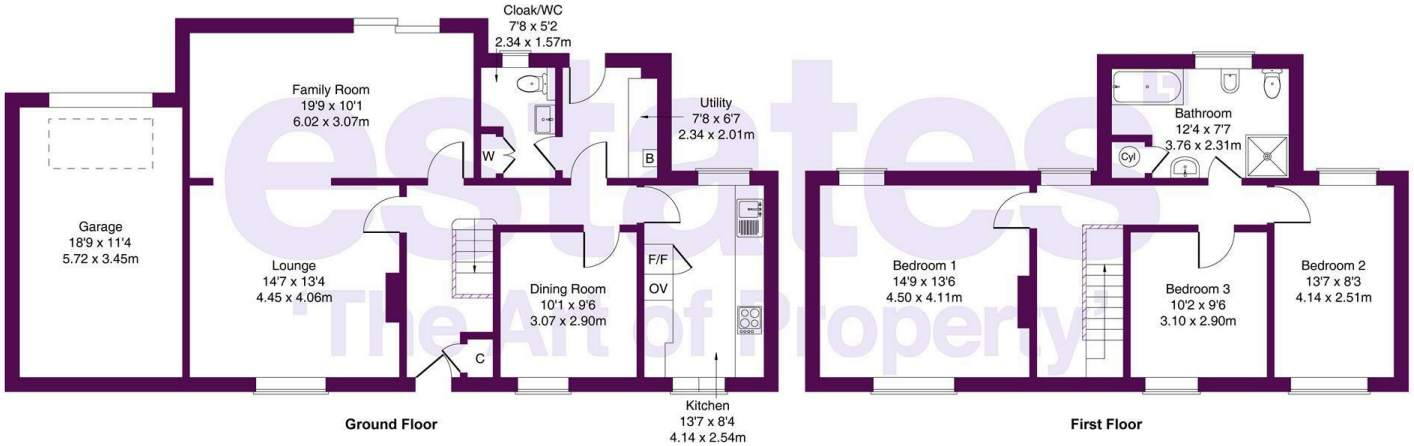
Approximate Gross Internal Area: (1699 sq ft - 158 sq m.)



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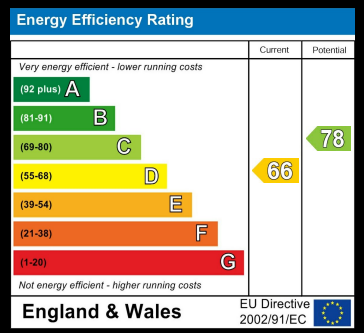
Business Central 2 Union Square
Central Park
Darlington
County Durham
DL1 1GL
01325 804850
sales@estatesgroup.co.uk
https://estates-theartofproperty.co.uk/