



**CARVER**  
RESIDENTIAL  
Sales · Lettings · Property Management

The Salisbury, The Paddocks, Middleton Road  
Sadberge, Darlington, DL2 1RR

**Price £245,000**



The Salisbury is a stunning 2.5 storey home, ideal for growing families and couples alike. A welcoming entrance hall leads to an open-plan kitchen/diner with a separate, bright lounge overlooking the rear garden. The first floor is home to two double bedrooms, a contemporary family bathroom and handy storage cupboard while the second floor boasts a stunning master bedroom, large en-suite and impressive dressing room area.

View Homes open by appointment







### The Development

Situated in the picturesque village of Sadberge with excellent commuter routes to Darlington and Durham, The Paddocks, offers an exclusive range of 25 three and four bedroom homes designed for every type of home buyer. Set in a vibrant village community there is a range of local amenities on your doorstep including an active village hall offering fitness classes, children's clubs, coffee shop and a post office. Socialising with friends and family is easy with two excellent pubs a stone throw from the development as well as a good range of sporting clubs and activities nearby. For children there is a choice of outstanding rated primary schools within a few minutes drive as well as an outstanding rated pre-school in the village itself.

Our homes are finished to a high specification throughout offering a range of integrated kitchen appliances, beautiful family bathrooms and en-suites and feature the latest smart tech perfect for the busy modern family.

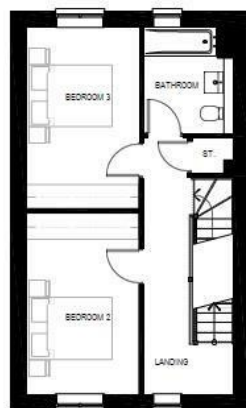
Please note there will be an annual fee to pay for the maintenance of communal green areas etc, amount to be confirmed.

Please note some images are CGI or of other properties and for illustration purposes only.





GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

## Room Dimensions

### Kitchen-diner

5.01m x 2.50m | 16'4" x 8'2"

### Lounge

4.79m x 3.40m | 15'9" x 11'2"

### Cloakroom

1.92m x 0.90m | 6'3" x 2'11"

### Bathroom

2.46m x 2.08m | 8'1" x 6'10"

### Bedroom Two

4.20m x 2.62m | 13'10" x 8'7"

### Bedroom Three

4.20m x 2.62m | 13'10" x 8'7"

### Bedroom One

3.70m x 3.85m | 12'1" x 12'8"

- Three Bedroom 2.5 storey home
- Bedroom one with en-suite & dressing area
- Open plan family kitchen diner
- Lounge overlooking the rear garden
- Downstairs WC
- Popular village location
- Finished to a high specification throughout

**We can search 1,000s of mortgages for you**

It could take just 15 minutes with one of our specialist advisers:  
Call: 01325 380088. Visit: Any of our Offices. Online: [www.mortgageadvicebureau.com/carver](http://www.mortgageadvicebureau.com/carver)



Your home may be repossessed if you do not keep up repayments on your mortgage.  
There will 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

MAB 6202



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Nick & Gordon Carver Residential or Commercial, Nick & Gordon Carver, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property

**naea**  
**propertymark**

**PROTECTED**

14 Duke Street, Darlington  
County Durham, DL3 7AA  
Tel: 01325 357807  
[sales@carvergroup.co.uk](mailto:sales@carvergroup.co.uk)

26 Market Place, Richmond  
North Yorkshire, DL10 4QG  
Tel: 01748 825317  
[richmond@carvergroup.co.uk](mailto:richmond@carvergroup.co.uk)

43 Dalton Way, Newton Aycliffe  
County Durham, DL5 4DJ  
Tel: 01325 320676  
[aycliffe@carvergroup.co.uk](mailto:aycliffe@carvergroup.co.uk)

219 High Street, Northallerton  
North Yorkshire, DL7 8LW  
Tel: 01609 777710  
[northallerton@carvergroup.co.uk](mailto:northallerton@carvergroup.co.uk)