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The Cheltenham, Middleton Lane  
Sadberge, Darlington, DL2 1RR  
**Price £225,000**

House - Semi-Detached  
3 Bedroom/s  
2 Bathroom/s



The Cheltenham is a modern three storey link semi detached town house with flexible living spaces throughout. The welcoming hallway leads to the bright open-plan kitchen/dining and living room - complete with French doors to the rear garden. A guest W.C. is also found off the entrance hall as well as a storage cupboard.

The first floor is home to a generous double bedroom, the family bathroom and a single bed - ideal as a home office or nursery. A stunning master suite is found on the second floor and boasts a dressing room and modern en suite.

Plot 2 benefits from a single garage.

VIEW HOMES OPEN BY APPOINTMENT







### **The Development**

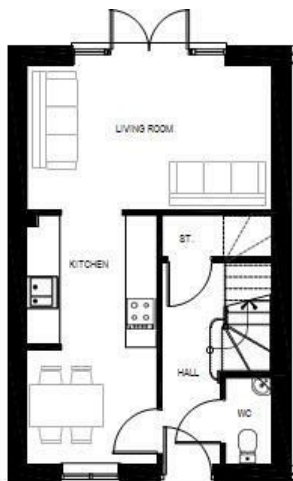
Situated in the picturesque village of Sadberge with excellent commuter routes to Darlington and Durham, The Paddocks, offers an exclusive range of 25 three and four bedroom homes designed for every type of home buyer. Set in a vibrant village community there is a range of local amenities on your doorstep 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.

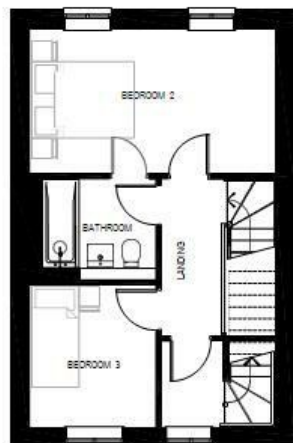
Please note there will be an annual fee to pay for the maintenance of communal green areas etc, amount to be confirmed.

### **Disclaimer**

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



GROUND  
FLOOR



FIRST  
FLOOR



SECOND  
FLOOR

- Three bedroom link semi detached home
- Bedroom one with en-suite
- Kitchen diner
- Living room with doors opening into rear garden
- Popular village location
- Finished to a high specification
- Single garage

## Room Dimensions

### Kitchen-diner

4.74m x 2.42m | 15'7" x 7'11"

### Lounge

4.68m x 2.77m | 15'4" x 9'1"

### Cloakroom

1.65m x 0.90m | 5'5" x 2'11"

### Bedroom Two

4.68m x 2.77m | 15'4" x 9'1"

### Bedroom Three

2.72m x 2.41m | 8'11" x 7'11"

### Bathroom

2.41m x 1.93m | 7'11" x 6'4"

### Bedroom One

3.69m x 3.13m | 12'2" x 10'3"

### En Suite

2.72m x 1.93m | 8'11" x 6'4"

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