



Tucked away in the highly regarded area of Whitworth Drive, Middleton St. George, this modern detached house presents an exceptional opportunity for family living. Situated within a small exclusive development, the property boasts four well-proportioned bedrooms, making it ideal for a growing family.

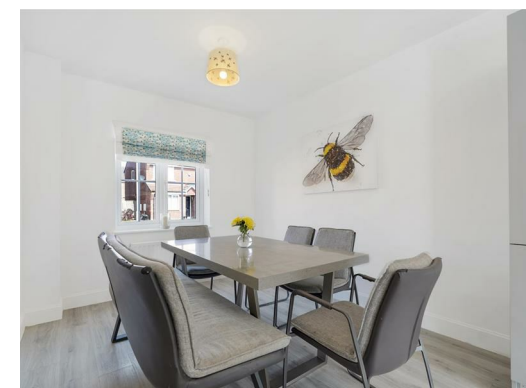
Upon entering, you will find a welcoming hallway, two inviting reception rooms that offer ample space for relaxation and entertainment. The heart of the home is the open-plan kitchen and dining area, which is equipped with integrated appliances, ensuring both functionality and style. A handy utility room adds to the convenience of daily living.

The master bedroom is a true retreat, with built-in wardrobes, and also featuring an en-suite bathroom for added privacy and comfort. One of the additional bedrooms also comes with a built-in wardrobe, providing additional practical storage solutions.

Externally, the property is complemented by a driveway and garage, offering secure parking and additional storage options. The mature, established gardens provide a tranquil outdoor space, perfect for family gatherings or quiet evenings.

This delightful home combines modern living with a peaceful setting, making it a perfect choice for those seeking a family-friendly environment in a sought-after location. Don't miss the chance to make this wonderful property your own.





- NO ONWARD CHAIN
- IMPRESSIVE FOUR BEDROOMED DETACHED HOME
- HANDY UTILITY ROOM
- STUDY ROOM/PLAYROOM
- CUL-DE-SAC LOCATION
- WELL REGARDED LOCATION
- LARGE OPEN PLAN KITCHEN/DINER
- GROUND FLOOR CLOAKS/WC
- DRIVE & GARAGE

GENERAL INFORMATION

Tenure: Freehold

Services: Gas central heating, mains electric, water and drainage.

Double glazing Remaining balance of a 10 year NHBC guarantee, property built in 2018

Local Authority: Darlington Borough Council (Tax Banding D) Green Levy Charge payable at approx. £100 per annum.



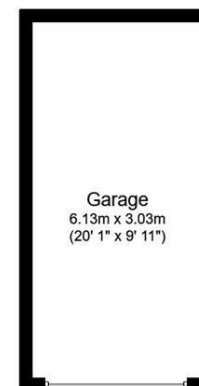
Ground Floor

Floor area 57.1 sq.m. (615 sq.ft.)



First Floor

Floor area 57.1 sq.m. (615 sq.ft.)



Garage

Floor area 18.0 sq.m. (194 sq.ft.)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Total floor area: 132.2 sq.m. (1,423 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

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MAB 6202



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