



A most impressive detached property, located within this small exclusive development, St Georges Gate. This stunning family home offers an exceptional blend of modern living and high-quality finishes. The property has been thoughtfully extended, providing ample space for family life and entertaining. Upon entering, you are greeted by a welcoming hallway spacious living room, a ground floor cloaks/WC and a handy utility each designed with attention to detail, creating a warm and inviting atmosphere. the refitted kitchen/dining room, which boasts contemporary fixtures and ample space for family gatherings. This area seamlessly flows into the living spaces, making it perfect for both everyday living and special occasions.

The property features four well-proportioned bedrooms, one family bathroom and one en-suite bathroom, ensuring comfort and privacy for all family members. The corner-sited plot enhances the sense of space and offers a delightful outdoor area for relaxation and play.

For those who work from home or require additional flexible living space, the large home office provides an ideal solution, allowing for productivity in a tranquil setting. The double-width driveway offers convenient parking for multiple vehicles with the added bonus of an electric car charger point adding to the practicality of this impressive residence.

This modern home is perfect for families seeking a blend of style, comfort, and functionality in a sought-after location. With its high-quality fixtures and thoughtful design, this property is sure to impress. Don't miss the opportunity to make this exceptional house your new home.





- GREATLY EXTENDED
- HIGH QUALITY FIXTURES & FITTINGS THROUGHOUT
- IMPROVED THROUGHOUT
- DOUBLE WIDTH DRIVEWAY
- INTERNAL VIEWING IS THE ONLY WAY TO APPRECIATE EVERY ASPECT OF THIS SUPERB HOME.
- STUNNING DETACHED FAMILY HOME
- CORNER SITED ESTABLISHED MATURE, PRIVATE GARDENS
- SIZEABLE HOME OFFICE/FLEXIBLE LIVING SPACE
- EXCLUSIVE SMALL DEVELOPMENT
- SOLAR PANELS

GENERAL INFORMATION

Tenure: Freehold

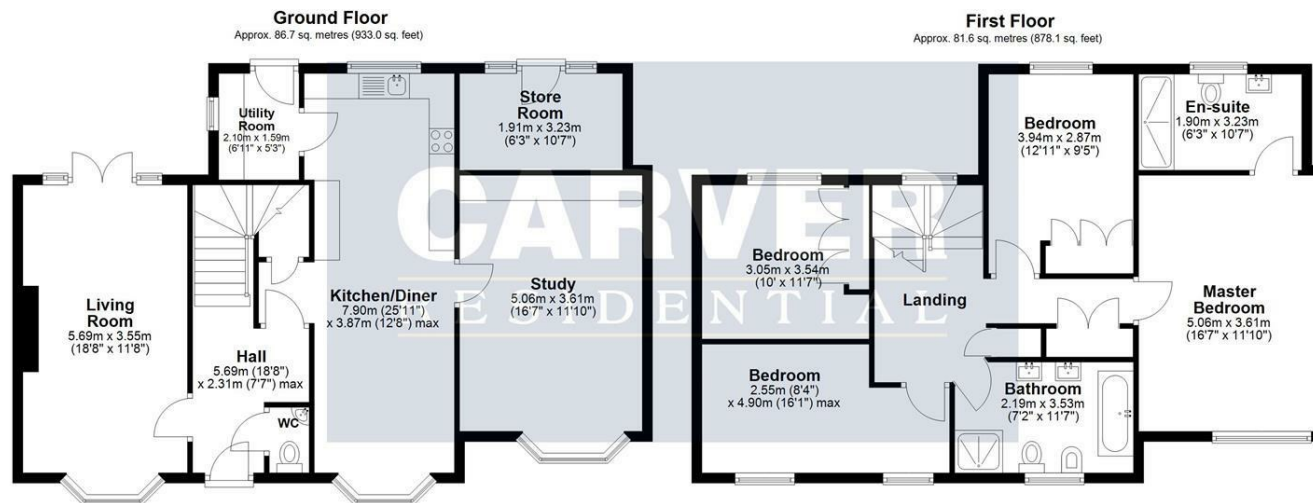
Services: gas central heating, mains electric, water and drainage.

Double glazing Solar Panels Tariff to be confirmed.

Local Authority: Darlington Borough Council (Tax Banding E)

Buyers Identification Checks

Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential 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.



Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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		
	Current	Potential
	83	83

Total area: approx. 168.3 sq. metres (1811.1 sq. feet)
19 St Georges Gate, Middleton St George

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MAB 6202



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