





A Rare Opportunity in Middleton St George – This impressive and highly adaptable detached property offers exceptional versatility to suit a wide range of lifestyles. Whether you're seeking the perfect multi-generational home with a spacious, self-contained annex, exploring business potential with three adaptable rooms (subject to planning), or simply want a large family residence with abundant living space, this home delivers it all. Set on a generous corner plot with a substantial garden and driveway parking for up to seven vehicles, it combines space, flexibility, and a sought-after location into one exceptional package.

Currently used as a family home this property has been tastefully and expertly extended to the rear for the current owner to run a highly successful business. However these rooms could easily be incorporated into the family home or be an ideal annex for teenagers or extended family with extra living space and additional bedroom all leading out to the generous garden to the rear.

There are currently 3 treatment rooms leading from the central living space which could be easily adapted to give 5th bedroom, dressing room, LARGE office space and or additional Bathroom.

If your looking for a home with SPACE and options I would highly recommend a viewing, so you can wonder around, discuss the multiple options each room provides depending on your personal circumstance?

Further on the ground floor the home has a modern well equipped open plan kitchen / dining/ living space and a large formal lounge also leading out on to the beautiful gardens and alfresco area.

On the top floor, four spacious bedrooms with family bathroom. (There is also a 2nd W/C and bathroom provisions on the ground floor)

So in summary, a large family home with many options to suit your family or extended family needs, complete with enough off road parking to the front for everyone!!

A viewing for this property is highly recommended to fully understand the possibilities!







- Large detached property
- 4 reception areas
- 2 further consulting rooms to use as you please
- Modern well equipped open plan kitchen / living area
- Off street Parking for up to 7 vehicles
- Large annex to the rear
- 5 bedrooms
- Large corner plot with alfresco area
- Large formal lounge

#### **GENERAL INFORMATION:**

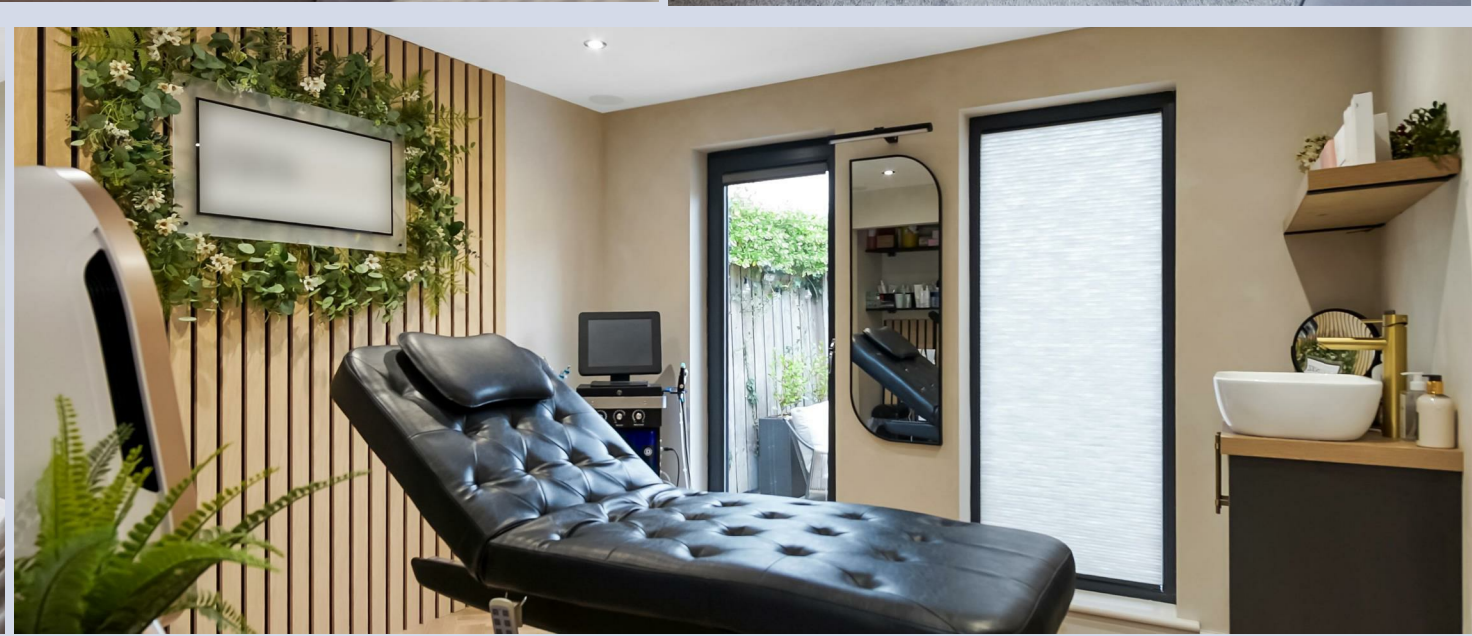
Tenure: Freehold

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

Double glazing

Local Authority: Darlington Borough Council (Tax Banding E)

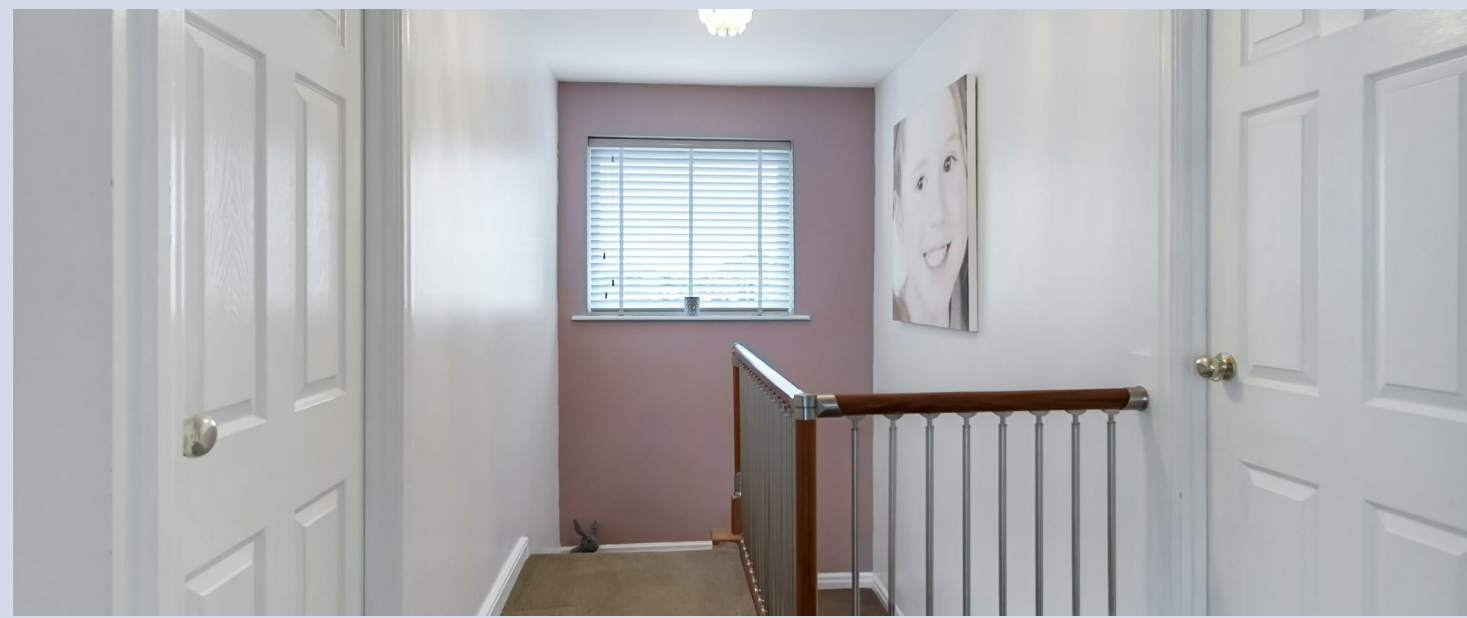
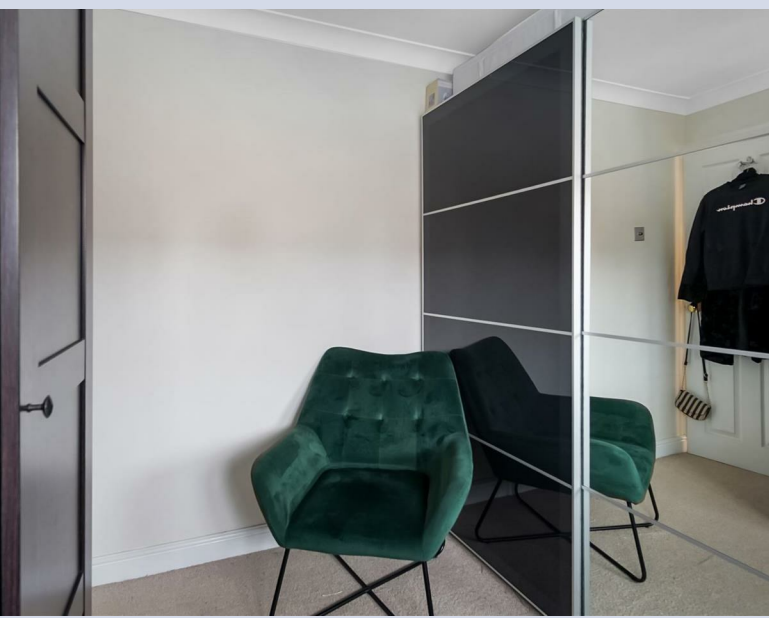




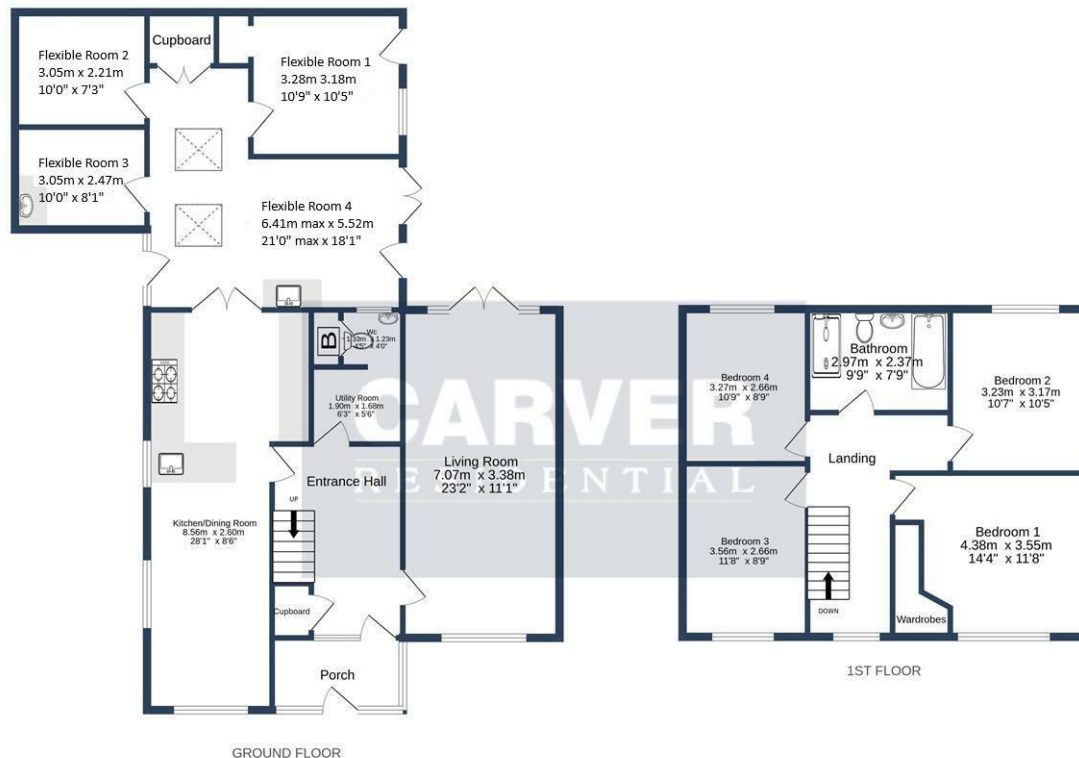












GRENDON GARDENS, MIDDLETON-ST-GEORGE, DL2 1HS.

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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
92-100 <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>		
55-68 <b>D</b>		
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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

63 Dalton Way, Newton Aycliffe  
Co Durham DL5 4NB  
01325 320676  
[aycliffe@carvergroup.co.uk](mailto:aycliffe@carvergroup.co.uk)

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

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

[www.carvergroup.co.uk](http://www.carvergroup.co.uk)