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Acorn Close

Middleton St. George, Darlington, DL2 1GB

Offers in the region of £300,000

House - Detached
4 Bedroom/s
2 Bathroom/s

Located in the charming village of Middleton St. George, Acorn Close presents a splendid opportunity to acquire a modern detached house on a small, exclusive development, ensuring a sense of community and tranquility.

Upon entering, you are greeted by a welcoming hallway that sets a warm and inviting tone for the home. The expansive living room, complete with a feature fireplace, provides an ideal space for relaxation and entertaining. Adjacent to this, a separate dining room offers a perfect setting for family meals or gatherings. The fitted kitchen/breakfast room provides ample space for cooking and casual dining. Additionally, a good-sized conservatory extends the living area, allowing for an abundance of natural light and views of the garden.

The first floor boasts a landing area leading to the principle bedroom, which features an en-suite bathroom for added convenience. Three further double bedrooms provide ample accommodation for family or guests, complemented by a family bathroom/WC.

Externally, the property features a block-paved driveway that accommodates parking for several vehicles. The large rear garden is predominantly laid to lawn, creating a perfect outdoor space for children to play or for hosting summer gatherings. An attractive summerhouse and cocktail bar add a touch of luxury, making this garden a delightful retreat.





- Small sought after development
- Suited to the family buyer
- Two well appointed reception rooms with large conservatory
- Four bedrooms master having en-suite & family bathroom/wc
- Private rear garden, with Large summerhouse, cocktail bar and useful garden shed.
- Located within the ever popular, picturesque village of Middleton-St-George
- Spacious interior
- Kitchen/breakfast room fitted with a range of units
- Double width driveway and garage

GENERAL INFORMATION

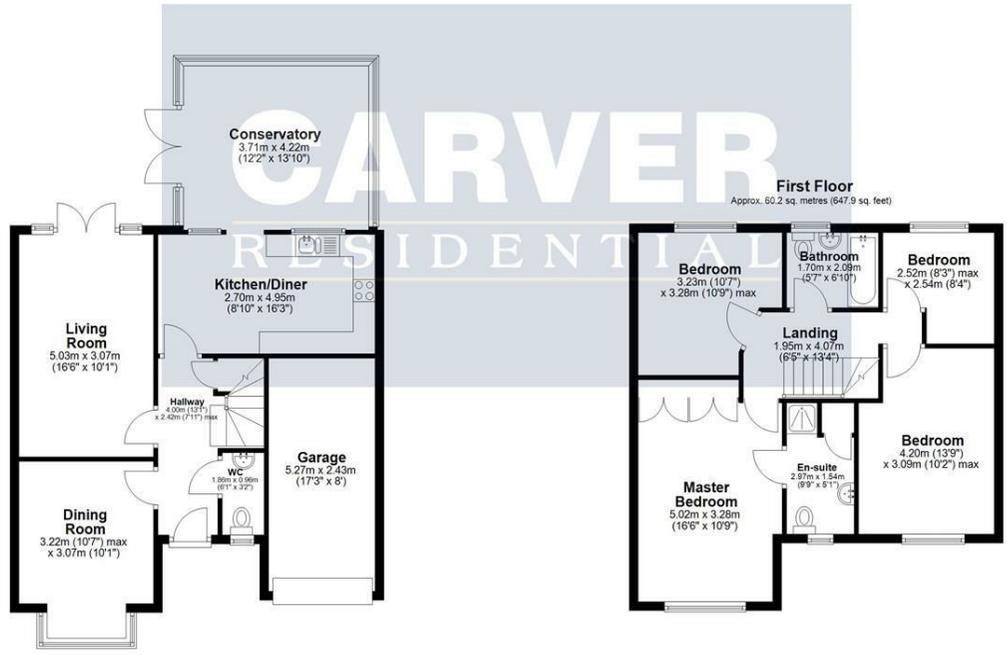
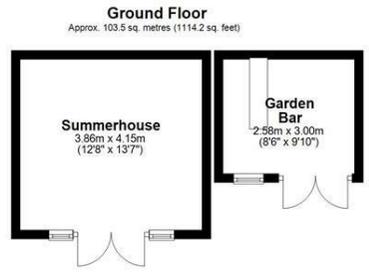
Tenure: Freehold
 Services: gas central heating, mains electric, water and drainage.
 Double glazing
 Local Authority Darlington Borough Council (Tax Banding E)

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.

Property Size

Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. this may potentially exclude a conservatory and/or garage)



Total area: approx. 163.7 sq. metres (1762.0 sq. feet)
17 Acorn Close, Middleton St George

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Floor Area from EPC -
1367.00 sq ft

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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



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