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Middleton Lane
Middleton St. George, Darlington, DL2 1AL
Offers over £625,000

Bungalow - Detached
5 Bedroom/s
2 Bathroom/s

Tucked away in the picturesque village of Middleton St. George, this modern detached bungalow on Middleton Lane offers a delightful blend of comfort and space. With five generously sized bedrooms, this property is perfect for a variety of buyers those seeking extra room for guests or a home office.

The bungalow boasts two inviting reception rooms, providing ample space for relaxation and entertaining. Whether you prefer a quiet evening in or hosting gatherings with friends and family, these versatile living areas cater to all your needs.

The property features two well-appointed bathrooms, ensuring convenience for all occupants. The modern design and layout of the bungalow create a welcoming atmosphere, making it an ideal retreat after a long day.

Set in a peaceful location, this home benefits from the tranquility of village life while still being within easy reach of Darlington's amenities. The surrounding area offers a variety of local shops, schools, and parks, making it a wonderful place to live.

This bungalow is not just a home it is a place where memories can be made. With its spacious interiors and modern features, it presents an excellent opportunity for those looking to settle in a desirable location, with excellent quality fixtures and fittings throughout.





- Stunning detached bungalow
- Spacious stylish interior with quality fixture & fittings throughout
- impressive open plan kitchen/breakfast room with adjoining pantry
- Three reception rooms
- Drive and garage
- Popular picturesque village of middleton-st-george
- Welcoming hallway sets the tone for the rest of the property
- Five bedrooms master with dressing room and en-suite
- Large, mature established south facing rear garden perfect to enjoy the summer sunshine.
- Internal viewing is the only way to appreciate this fabulous home.

GENERAL INFORMATION

Tenure: Freehold

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

Double glazing

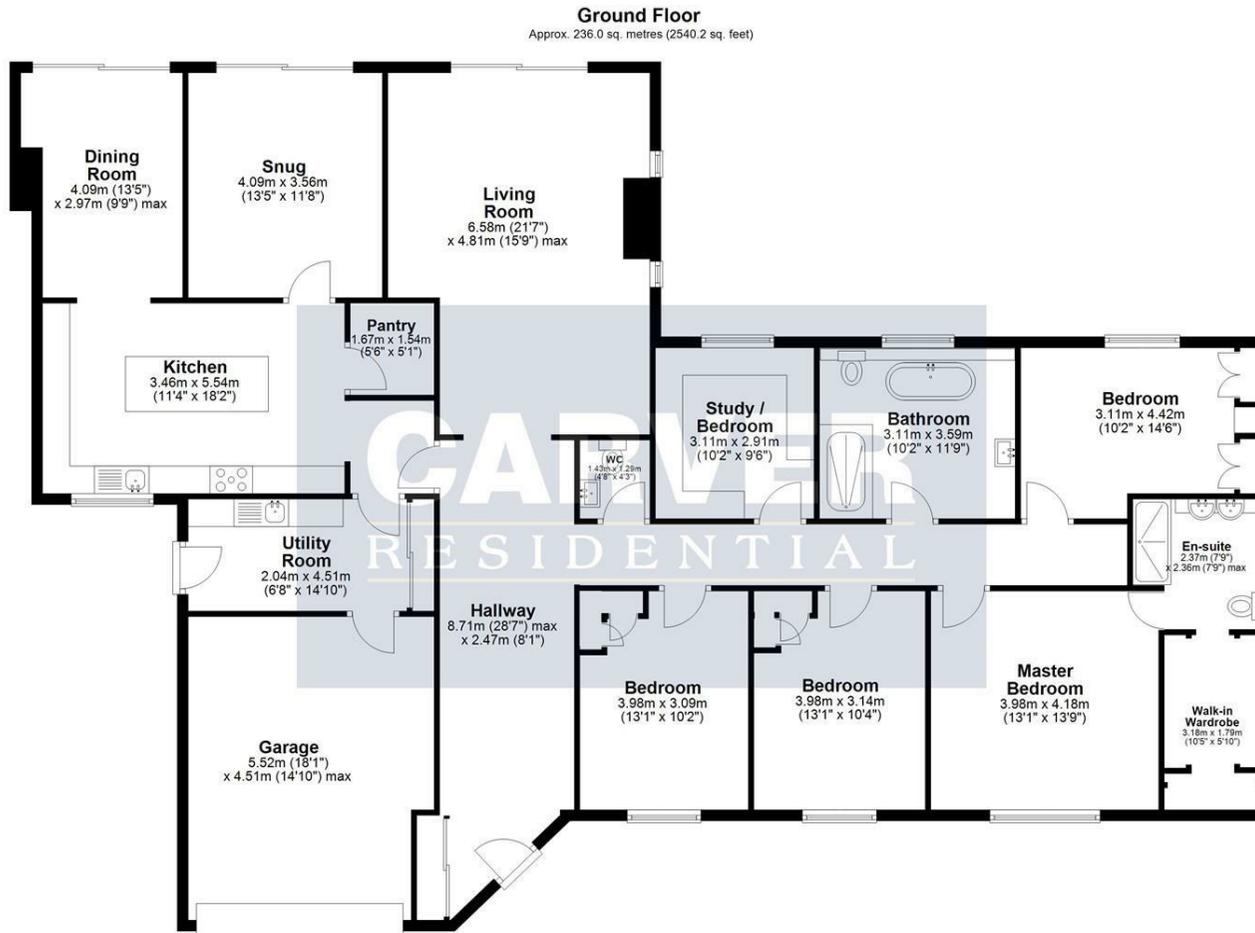
Local Authority: Darlington Borough Council (Tax Banding F)

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. 236.0 sq. metres (2540.2 sq. feet)
52b Middleton Lane, Middleton St George

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	77
(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	

Floor Area from EPC -
2521.00 sq ft

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MAB 6202



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14 Duke Street, Darlington
Co Durham, DL3 7AA
01325 357807
sales@carvergroup.co.uk

63 Dalton Way, Newton Aycliffe
Co Durham DL5 4NB
01325 320676
aycliffe@carvergroup.co.uk

41 Market Place, Richmond
North Yorkshire, DL10 4QL
01748 825317
richmond@carvergroup.co.uk

219 High Street, Northallerton
North Yorkshire DL7 8LW
01609 777710
northallerton@carvergroup.co.uk