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The Aintree, Middleton Road
Sadberge, Darlington, DL2 1RR
Price £300,000

House - Detached
4 Bedroom/s
3 Bathroom/s

The Aintree is an impressive four bedroom detached new build home situated on an exclusive development on the edge of Sadberge with in a short drive of Darlington, Yarm and Stockton. The property has spacious accommodation with the ground floor having a a large lounge to the front of the property leading to a family-sized kitchen and dining room with feature island. There is also a useful utility room and a W.C. There is an internal door to the integrated garage which could be converted into an additional room and has already been boarded out.

Upstairs there are three double bedrooms, two with en-suites and one single bedroom alongside a modern family bathroom and handy storage cupboard.

Externally there is a front garden, driveway and a rear garden with views over the adjoining countryside.

Viewings by appointment, please call the office to arrange.





The Development

Situated in the picturesque village of Sadberge with excellent commuter routes to Darlington and Durham, The Paddocks, offers an exclusive range of 25 three and four bedroom homes designed for every type of home buyer. Set in a vibrant village community there is a range of local amenities on your doorstep including an active village hall offering fitness classes, children's clubs, coffee shop and a post office. Socialising with friends and family is easy with two excellent pubs a stone throw from the development as well as a good range of sporting clubs and activities nearby. For children there is a choice of outstanding rated primary schools within a few minutes drive as well as an outstanding rated pre-school in the village itself.

Our homes are finished to a high specification throughout offering a range of integrated kitchen appliances, beautiful family bathrooms and en-suites and feature the latest smart tech perfect for the busy modern family.

Please note there will be a annual fee to pay for the maintenance of communal green areas etc, amount to be confirmed.

Disclaimer

Please note some images are CGI or of another property and for illustration purposes only. Actual images may vary.



GROUND FLOOR



FIRST FLOOR

Kitchen-diner
5.19m x 3.16m | 17'0" x 10'5"
Lounge
4.30m x 4.14m | 14'2" x 13'7"
Cloakroom
1.75m x 0.90m | 5'9" x 2'11"
Utility
1.75m x 1.97m | 5'9" x 6'6"
Garage
6.02m x 3.07m | 20'0" x 10'1"
Bedroom One
3.12m x 3.73m | 10'3" x 12'3"
En Suite One
1.97m x 2.22m | 6'6" x 7'4"
Bedroom Two
3.48m x 3.22m | 11'5" x 7'4"
En Suite Two
2.40m x 3.22m | 7'11" x 10'7"
Bathroom
2.28m x 1.92m | 7'6" x 6'4"
Bedroom Three
3.25m x 3.02m | 10'8" x 9'11"
Bedroom Four
3.25m x 2.07m | 10'8" x 6'10"

- Four bedroom detached home
- Two en-suites
- Family sized kitchen with feature island
- Large lounge
- Integral single garage
- Popular village location
- Finished to a high specification throughout

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MAB 6202



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