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The Salisbury, The Paddocks, Middleton Road  
Sadberge, Darlington, DL2 1RR

**Price £245,000**

The Salisbury is a stunning 2.5 storey home, ideal for growing families and couples alike. A welcoming entrance hall leads to an open-plan kitchen/diner with a separate, bright lounge overlooking the rear garden. The first floor is home to two double bedrooms, a contemporary family bathroom and handy storage cupboard while the second floor boasts a stunning master bedroom, large en-suite and impressive dressing room area.

View Homes open by appointment





### **The Development**

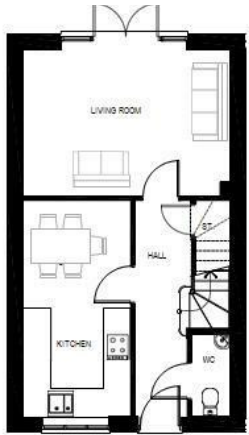
Situated in the picturesque village of Sadberge with excellent commuter routes to Darlington and Durham, The Paddocks, offers an exclusive range of 25 three and four bedroom homes designed for every type of home buyer. Set in a vibrant village community there is a range of local amenities on your doorstep 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.

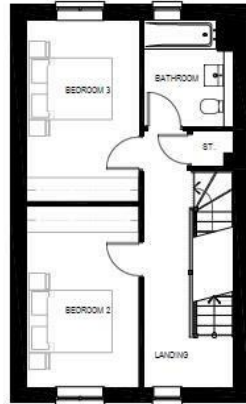
Please note there will be an annual fee to pay for the maintenance of communal green areas etc, amount to be confirmed.

Please note some images are CGI or of other properties and for illustration purposes only.





GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

- Three Bedroom 2.5 storey home
- Bedroom one with en-suite & dressing area
- Open plan family kitchen diner
- Lounge overlooking the rear garden
- Downstairs WC
- Popular village location
- Finished to a high specification throughout

## Room Dimensions

Kitchen-diner  
5.01m x 2.50m | 16'4" x 8'2"

Lounge  
4.79m x 3.40m | 15'9" x 11'2"

Cloakroom  
1.92m x 0.90m | 6'3" x 2'11"

Bathroom  
2.46m x 2.08m | 8'1" x 6'10"

Bedroom Two  
4.20m x 2.62m | 13'10" x 8'7"

Bedroom Three  
4.20m x 2.62m | 13'10" x 8'7"

Bedroom One  
3.70m x 3.85m | 12'11" x 12'8"

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