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Cornflower Close,
Middleton St. George, Darlington, DL2 1GF
Offers over £315,000

House - Detached
4 Bedroom/s
2 Bathroom/s

A four bedroom home with designated office space. Built in 2022 upon the Oak Meadows development, this fine home offers generous interior accommodation with an abundance of natural light throughout which is gained by the floor to ceiling, triple glazed windows. The accommodation briefly comprises, spacious entrance hall, open plan living/dining room with log burning stove, kitchen, separate utility and downstairs WC. The garage has been divided into storage space along with useful versatile room which is currently used as a gymnasium. The first floor landing gives access to 4 good sized bedrooms along with the designated office, bathroom and en-suite shower room off bedroom one. Outside there is off street parking for two cars alongside front garden space with gated access to the rear lawned garden.

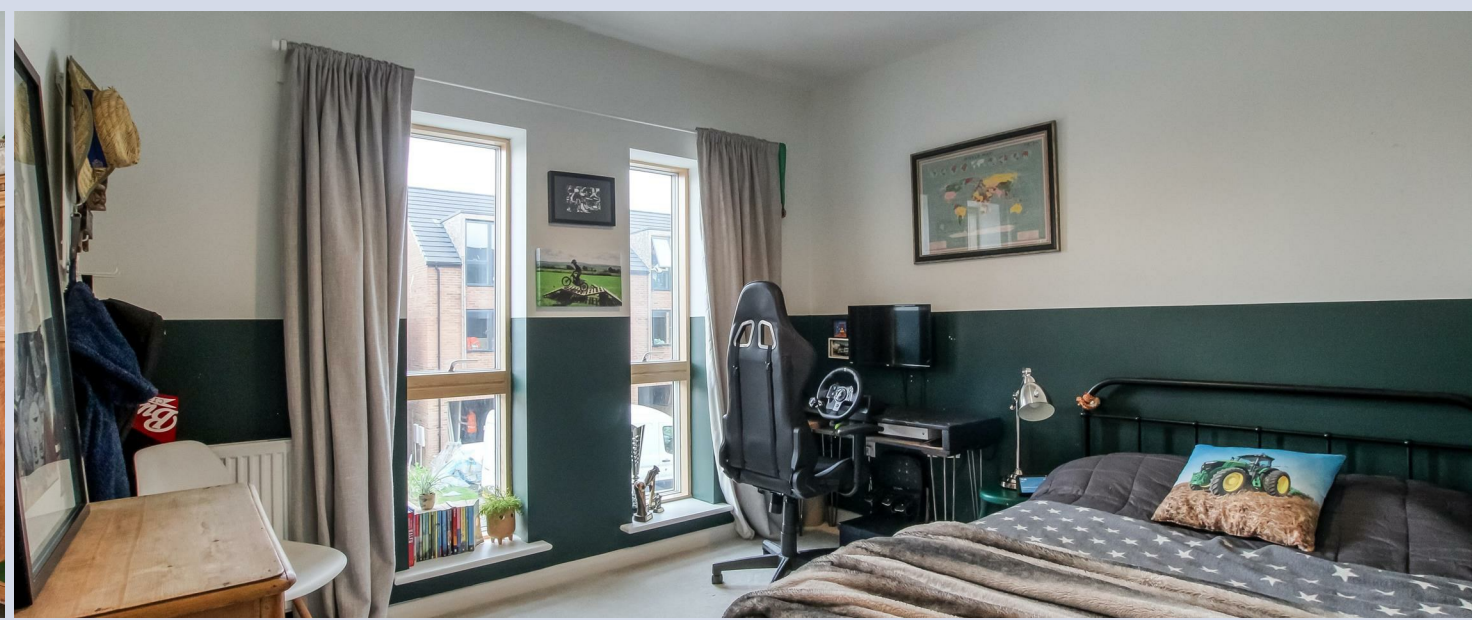


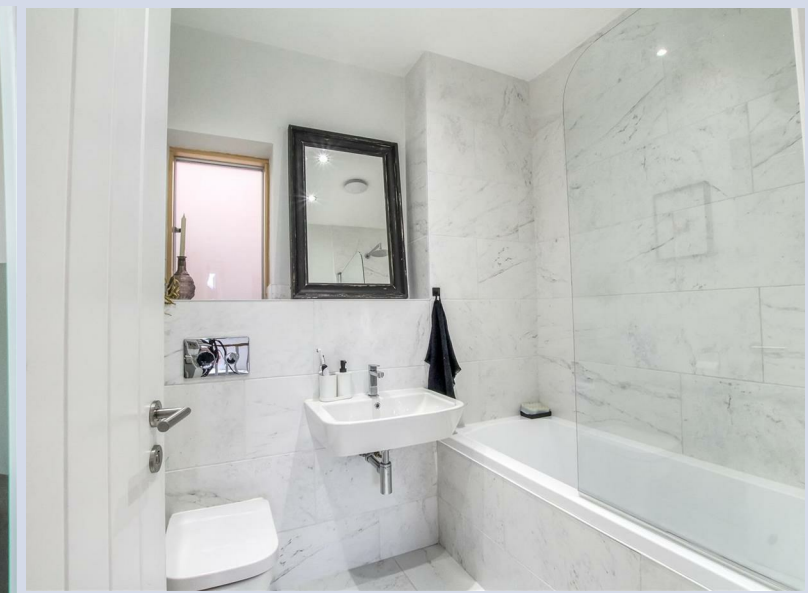


- STUNNING RECENTLY BUILT PROPERTY
- LOG BURNING STOVE
- NEW DEVELOPMENT IN POPULAR VILLAGE LOCATION
- DEDICATED HOME OFFICE/STUDY
- UPGRADED BY CURRENT OWNER
- OFF STREET PARKING
- ARCHITECTURALLY DESIGNED
- SEPARATE UTILITY ROOM

GENERAL INFORMATION:

Tenure: Freehold
 Services: Gas central heating, mains electric, water and drainage.
 Double glazing
 Local Authority: Darlington Borough Council (Tax Banding E)
 Communal Space Estate Charge: Currently none, potential for maintenance fees when estate is complete.

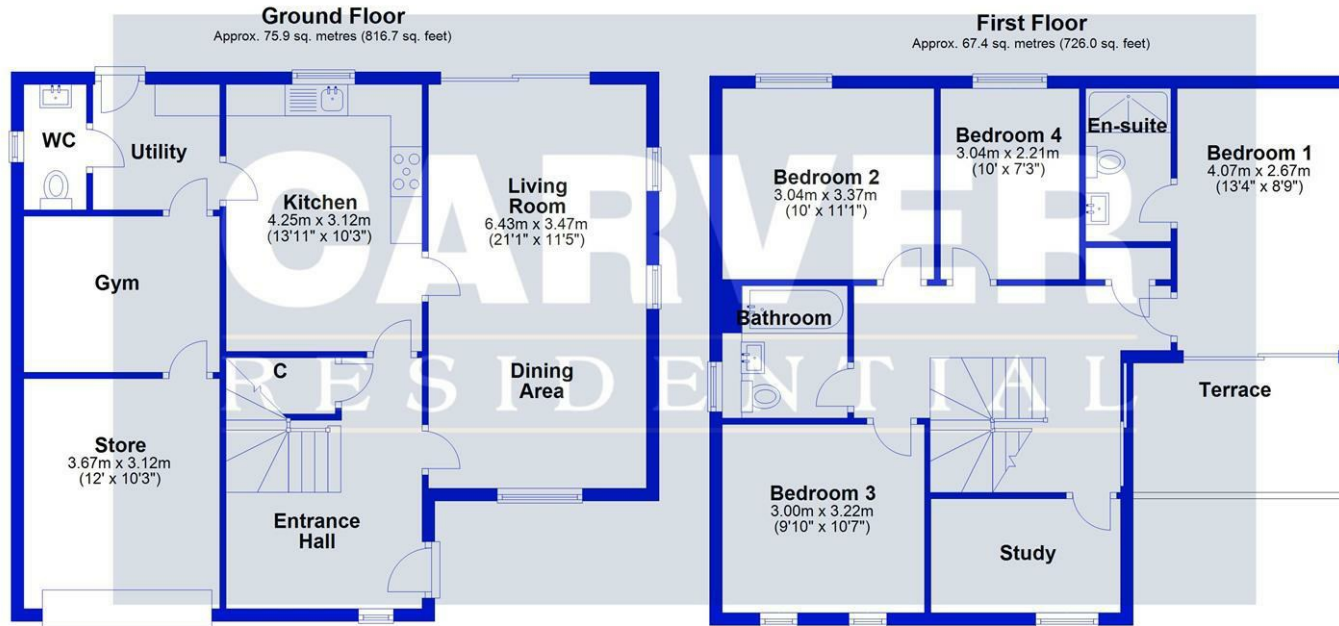








Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		89
(81-91)	B	80	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Total area: approx. 143.3 sq. metres (1542.7 sq. feet)

For identification purposes only. Not to scale.
Plan produced using PlanUp.

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