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The Paddocks  
Sadberge, Darlington, DL2 1RR  
**Price £325,000**

House - Detached  
4 Bedroom/s  
2 Bathroom/s

A bright and spacious home, The Goodwood has a vast, welcoming hallway which leads to a generous lounge featuring French doors to the rear garden. A modern kitchen/diner is accessed through double doors and spans the length of the home, which also has space for a lounge area as well as a handy utility room.

Upstairs are three impressive double bedrooms, one with en suite, and a fourth single bedroom - ideal as a home office.

Externally the driveway leads to a detached garage and gated access to the rear garden with views over open countryside.

View homes open by appointment





- Four bedroom detached home
- Family sized kitchen diner with family seating area
- Utility room
- Finished to a high specification throughout
- Detached garage
- En-suite and family bathroom
- Large lounge with doors opening onto rear garden
- Popular village location
- Downstairs WC



GROUND FLOOR



FIRST FLOOR

## Room Dimensions

Kitchen-diner/Family Room  
8.11m x 3.16m | 26'7" x 10'5"

Utility  
1.78m x 1.90m | 5'10" x 6'3"

Cloakroom  
1.22m x 1.69m | 4'0" x 5'7"

En Suite One  
2.36m x 1.86m | 7'9" x 6'1"

Bedroom Two  
3.50m x 2.88m | 11'6" x 9'5"

Bedroom One  
3.10m x 3.16m | 10'2" x 10'5"

Bedroom Four  
3.0m x 2.41m | 9'10" x 7'11"

Bathroom  
3.25m x 1.91m | 10'8" x 6'3"

Bedroom Three  
3.16m x 2.96m | 10'5" x 9'9"

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