



country properties  
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The Paddocks, Middleton Road  
Sadberge, Darlington, DL2 1RR

**Price £395,000**

**NICK & GORDON**  
**CARVER**  
RESIDENTIAL

The Ascot is a striking home, ideal for growing families in search of some additional living space. A large living room has French doors leading to the private rear garden. Across the entrance hall is the modern kitchen, family & dining room complete with fully integrated appliances and a utility room with access to the garden providing a space for pets or laundry.

The first floor comprises of an impressive master bedroom with en suite bathroom and walk-in wardrobe, whilst another en suite bedroom is found on the same floor.

Upstairs on the second floor you will find two further double bedrooms, both sharing use of a modern family bathroom - creating a perfect space for guests.





### **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.

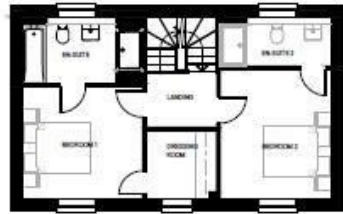
### **Disclaimer**

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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

## Room Dimensions

Kitchen-diner  
8.34m x 3.19m | 27'4" x 10'6"

Lounge  
5.30m x 3.45m | 17'5" x 11'4"

Clackroom  
1.86m x 0.90m | 6'2" x 2'11"

Utility  
1.89m x 2.06m | 6'2" x 6'9"

Dressing  
2.06m x 2.00m | 6'9" x 6'7"

Bedroom One  
3.50m x 3.27m | 11'6" x 10'9"

En Suite One  
3.50m x 1.93m | 11'6" x 6'4"

Bedroom Two  
3.25m x 3.77m | 10'8" x 12'5"

En Suite Two  
3.25m x 1.43m | 10'8" x 4'8"

Bathroom  
2.41m x 1.79m | 7'11" x 5'11"

Bedroom Three  
3.15m x 3.84m | 10'4" x 12'7"

Bedroom Four  
3.25m x 3.87m | 10'8" x 12'8"

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

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