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Middleton Road
Sadberge, Darlington, DL2 1RP
£1,000 Per calendar month

House - Semi-Detached
3 Bedroom/s
2 Bathroom/s

A newly built and never been lived in semi detached town house with flexible living spaces throughout. The welcoming hallway leads to the bright open-plan kitchen/dining and living room - complete with French doors to the rear garden. A guest W.C. is also found off the entrance hall as well as a large understairs storage cupboard.

The first floor is home to a generous double bedroom, the family bathroom and a single bed room - ideal as a home office or nursery. A stunning master suite is found on the second floor and boasts a dressing room and modern en suite.

This property benefits from a double garage with double width drive way and an enclosed rear garden.





- Three bedroom semi detached home
- Kitchen diner
- Popular village location
- Double garage
- Bedroom one with en-suite
- Living room with doors opening into rear garden
- Finished to a high specification

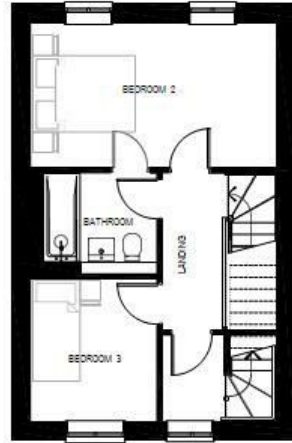
The Development

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.





GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Room Dimensions

Kitchen-diner

4.74m x 2.42m | 15'7" x 7'11"

Lounge

4.68m x 2.77m | 15'4" x 9'1"

Cloakroom

1.65m x 0.90m | 5'5" x 2'11"

Bedroom Two

4.68m x 2.77m | 15'4" x 9'1"

Bedroom Three

2.72m x 2.41m | 8'11" x 7'11"

Bathroom

2.41m x 1.93m | 7'11" x 6'4"

Bedroom One

3.69m x 3.13m | 12'2" x 10'3"

En Suite

2.72m x 1.93m | 8'11" x 6'4"

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		85	
(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	

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MAB 6202



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