



**CARVER**  
RESIDENTIAL  
Sales · Lettings · Property Management

3, Woodlands Green,  
Middleton St. George, Darlington, DL2 1EE  
**Asking price £290,000**

House - Detached  
4 Bedroom/s  
2 Bathroom/s

Welcome to the charming village of Middleton St. George.

This superb detached house offers an ideal family home for those seeking comfort and convenience. With four well-proportioned bedrooms, the master complete with an en-suite bathroom, this property is designed to cater to the needs of modern family living.

The house boasts two inviting reception rooms as well as a conservatory with underfloor heating and air conditioning providing ample space for relaxation and family gatherings. Each room is immaculately presented, allowing you to move in with ease and make it your own. The layout is both practical and welcoming, ensuring that every member of the family has their own space to enjoy.

Situated close to all village amenities, you will find shops, schools and parks just a short distance away, making daily life effortless. Additionally, excellent road and railway transport links ensure that commuting to nearby towns and cities is straightforward, enhancing the appeal of this lovely location.

The property offers off-road parking for two cars, a valuable feature in today's busy world, plus the rear garden is mainly laid to lawn, ideal for relaxing in the summer. This home is not just a place to live; it is a sanctuary where cherished memories can be made.

If you are searching for a family home that combines style, space, and a prime location, this property in Woodlands Green is not to be missed. Come and experience the warmth and charm of this delightful home for yourself.





- Exceptional 4 Bed Family Home
- Close to Village amenities
- 2 Reception rooms and a Conservatory
- Single Garage and off road parking for 2 vehicles

- Village Location
- Great Road and Railway links
- 4 Bedrooms, Master with ensuite

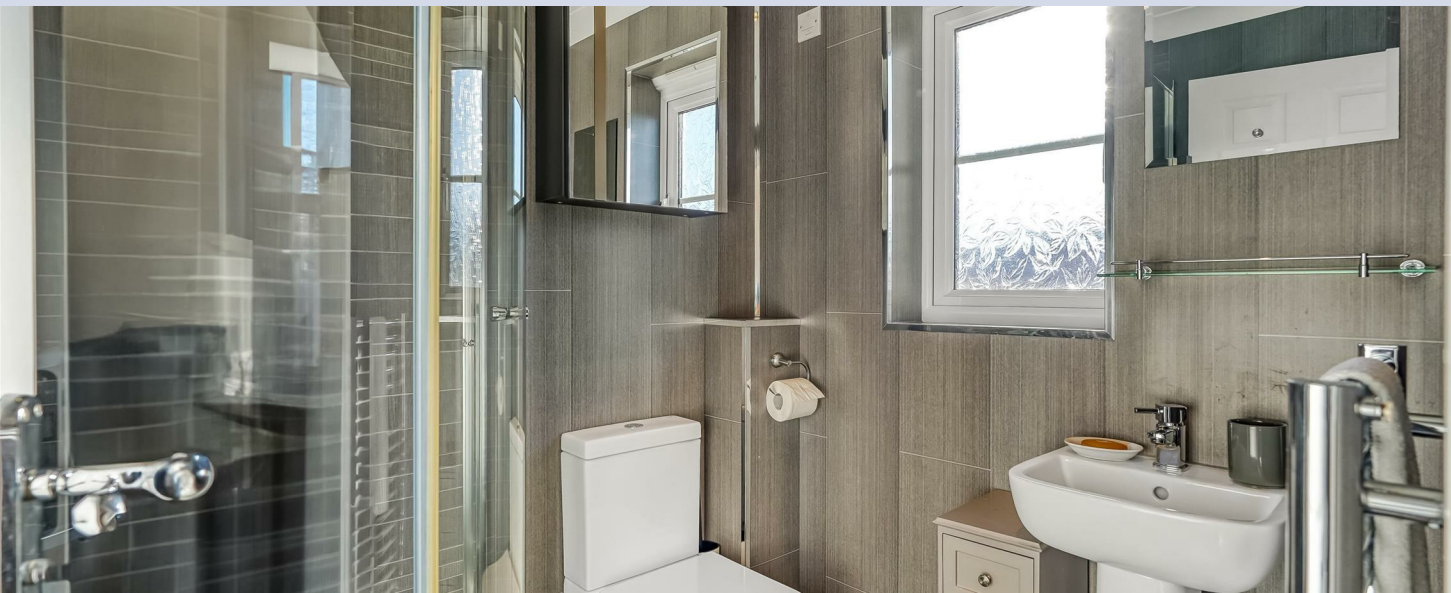
**GENERAL INFORMATION:**

Tenure: Freehold

Services: Gas central heating, mains electric, water and drainage.  
Double glazing

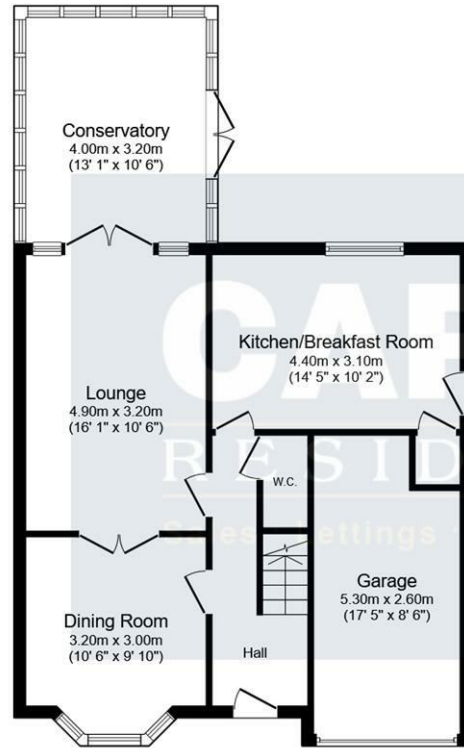
Local Authority: Darlington Borough Council (Tax Banding D)



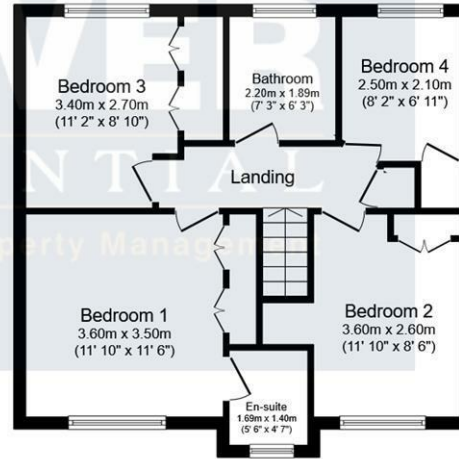








**Ground Floor**  
Floor area 77.1 m<sup>2</sup> (830 sq.ft.)



**First Floor**  
Floor area 55.3 m<sup>2</sup> (596 sq.ft.)

**TOTAL: 132.5 m<sup>2</sup> (1,426 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
81-91	A		85
69-80	B	75	
55-68	C		
39-54	D		
21-38	E		
9-20	F		
1-8	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

**We can search 1,000s of mortgages for you**

It could take just 15 minutes with one of our specialist advisers:  
Call: 01325 380088. Visit: Any of our Offices. Online: [www.mortgageadvicebureau.com/carver](http://www.mortgageadvicebureau.com/carver)



Your home may be repossessed if you do not keep up repayments on your mortgage. There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed

MAB 6202



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Nick & Gordon Carver Residential or Commercial, Nick & Gordon Carver, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property

naea  
propertymark

PROTECTED



14 Duke Street, Darlington  
Co Durham, DL3 7AA  
01325 357807  
sales@carvergroup.co.uk

63 Dalton Way, Newton Aycliffe  
Co Durham DL5 4NB  
01325 320676  
aycliffe@carvergroup.co.uk

41 Market Place, Richmond  
North Yorkshire, DL10 4QL  
01748 825317  
richmond@carvergroup.co.uk

219 High Street, Northallerton  
North Yorkshire DL7 8LW  
01609 777710  
northallerton@carvergroup.co.uk