



31 WELLINGTON DRIVE, MIDDLETON ST. GEORGE, DARLINGTON, DL2 1FJ

Offers In The Region Of £225,000

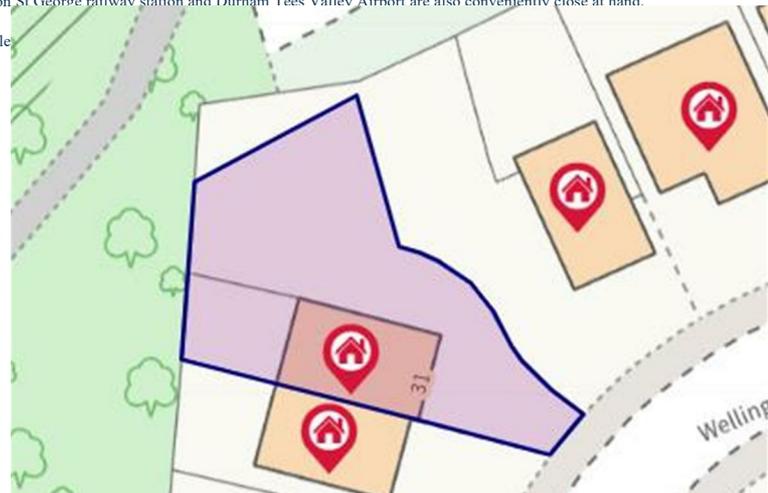
Beautifully presented throughout and offered in true ready-to-move-into condition, this impressive home enjoys an enviable position within a quiet cul-de-sac in the highly desirable village of Middleton St George, backing directly onto woodland to the rear for added privacy and a wonderful outlook.

Occupying a larger-than-average plot, the property boasts exceptional external space, including a substantial block-paved driveway providing off-street parking for up to six vehicles — ideal for growing families or visiting guests. The generous garden also offers excellent potential for extension or further landscaping, subject to the necessary permissions.

Internally, the accommodation is spacious, light-filled and thoughtfully arranged throughout. A welcoming reception hallway leads to a stylish modern kitchen/diner fitted with integrated appliances and finished in contemporary tones, alongside a convenient ground floor cloakroom/WC. The spacious lounge enjoys pleasant views over the garden, creating the perfect space for relaxing or entertaining.

To the first floor, the property offers three well-proportioned bedrooms and a family bathroom/WC, with the master bedroom benefiting from its own en-suite facilities.

Middleton St George remains a highly popular village location, offering excellent everyday amenities including local shops, pharmacy, doctors' surgery, cafés, pub and restaurant. The area is served by a well-regarded primary school and benefits from superb transport links to Darlington, Teesside and the A1(M). Middleton St George railway station and Durham Tees Valley Airport are also conveniently close at hand.



HALLWAY

WC

LOUNGE

15'3" x 10'9" (4.65 x 3.30)

KITCHEN/DINER

15'3" x 8'2" (4.65 x 2.51)

BEDROOM ONE

10'9" x 9'2" (3.30 x 2.81)

BEDROOM TWO

8'7" x 8'7" (2.64 x 2.62)

BEDROOM THREE

12'4" x 6'3" (3.76 x 1.91)

EN SUITE

6'4" x 5'9" (1.95 x 1.76)

BATHROOM

7'0" x 5'9" (2.15 x 1.76)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	82	88
	EU Directive 2002/91/EC	
	England & Wales	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	EU Directive 2002/91/EC	
	England & Wales	



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, sections, areas or lengths are for approximate use only and should not be relied upon for any legal or financial purposes. The services, systems and appliances shown have not been tested and no guarantee is given regarding their operation or efficiency over time.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

These particulars do not constitute, nor constitute part of, an offer or contract. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Ann Cordey, or any other person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. All measurements are approximate.

