



Ann Cordey
ESTATE AGENTS

7 Westacres, Middleton St. George, Darlington, DL2 1LJ
Offers In The Region Of £365,000



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Situated in a small cul-de-sac of executive homes and bungalows the property at Westacres is a much improved FOUR BEDROOMED detached family home. Having been a much loved family home for a number of years the property has been extended, immaculately presented and is now available with no onward chain. From entering the reception hallway the feeling of space is evident and the solid oak balustrade and glass staircase sets the tone for the quality of the finish throughout.

To the ground floor there are two reception rooms, a good sized kitchen, handy utility room , study and large conservatory plus a convenient cloaks/WC. To the there are three double bedrooms, the master bedroom being very generous and boasting en-suite facilities, bedroom four is a well proportioned single bedroom.

Externally the front of the property is open plan with a large imprinted concrete driveway providing off street parking for several vehicles and this is in addition to an integral GARAGE. The rear garden has been landscaped and has several areas of interest and places to sit , relax and enjoy the space. The garden is quite private and attracts a great deal of the sunshine.

The location within the village of Middleton St George is quite private whilst enjoying the convenience of having schools within walking distance and the local shops and amenities of the village on hand. There are regular bus services, a train station with links to Teesside and Darlington and Durham Tees Valley Airport nearby. The road links towards Darlington and nearby villages are good along with access to the A66 and A1M.

Overall a great family home which will grow with the family. Warmed by gas central heating and being fully double glazed.

TENURE: Freehold
COUNCIL TAX: E

ENTRANCE PORCH

With a smart composite door and glazed panels to allow the natural light to shine through the entrance porch has solid oak glazed double internal doors opening into the reception hallway.

RECEPTION HALLWAY

With an attractive and practical LVT floor the reception hallway leads to the lounge, kitchen and cloaks/WC and has a stunning solid oak and glass staircase to the first floor.

CLOAKS/WC

Tastefully decorated and having low level WC and hand basin.

LOUNGE

15'9" x 12'9" (4.81 x 3.90)

A generous reception room with a bay window to the front aspect, tastefully decorated and having the LVT floor from the hallway continued. A recess to the chimney breast has a wooden mantel with a log burning stove on a tiled hearth to cast a cosy glow whenever needed. There are double internal doors which open to the dining room.

DINING ROOM

10'0" x 8'5" (3.06 x 2.58)

The dining area is open plan to the kitchen and has a laminate floor and French doors leading into the conservatory.

CONSERVATORY

21'9" x 9'11" (6.63 x 3.04)

A large conservatory runs across almost the entire rear of the property and enhances the ground floor space further. UPVC framed with a covered roof, laminate floor and French doors to the garden.

KITCHEN

16'10" x 8'1" (5.15 x 2.47)

The kitchen is of a good size and has been well planned comprising of an ample range of wall, floor and drawer cabinets in a country cream finish which is complemented by the warm tones of the solid wooden work surfaces with ceramic undermount sink. The dual fuel range cooker is included in the sale and there is also an integrated dishwasher. The kitchen area is open plan to the dining area and has a small breakfast bar for informal dining and access to a handy utility room and study.



STUDY

9'4" x 8'3" (2.86 x 2.53)

A versatile space currently used as a home office and having French doors to the rear garden.

UTILITY ROOM

13'3" x 4'9" (4.05 x 1.46)

With fixed worksurfaces stainless steel sink, plumbing for an automatic washing machine and space for a dryer. The room has a UPVC door to the side. A further door provides convenient access to the garage.

FIRST FLOOR

LANDING

The landing leads to all four bedrooms and to the family bathroom/WC. There is a built in linen cupboard and access to the attic area.

BEDROOM ONE

15'8" x 14'11" (4.79 x 4.57)

The principal bedroom is a kingsize room with space to spare boasting a walk in wardrobe and ensuite facilities. The room has a dormer window to the front aspect.

ENSUITE

Fitted with a modern suite with corner shower cubicle with mains fed shower. The handbasin is positioned within a useful vanity storage cabinet and there is a low level WC. The room is finished in modern tones and has a velux window to the rear.

BEDROOM TWO

13'6" x 8'7" (4.14 x 2.62)

A second double bedroom also with fitted wardrobes this time over looking the front aspect.

BEDROOM THREE

12'7" x 9'4" (3.85 x 2.85)

A third double bedroom also having built in double wardrobes and having a window to the rear aspect.

BEDROOM FOUR

10'5" x 7'0" (3.18 x 2.14)

Bedroom four is a single bedroom with a built in cupboard and a window to the front aspect.

BATHROOM/WC

Fitted with a white suite comprising a panelled bath with mains fed over the bath shower, pedestal handbasin and WC. The room is finished with ceramic tiling and having a window to the rear.

EXTERNALLY

Occupying a pleasant position with a cul-de-sac, the front of the property is open plan with an imprinted block paved driveway allowing for off street parking for four vehicles in addition to a garage. A single gate provides access to the rear garden which has been landscaped being mainly laid to lawn with established borders. There are several seating areas with paved patio seating area and a raised decked area with gazebo. There is a timber shed, outdoor electrics and there is a useful water tap. The rear garden is quite private and enjoys a great deal of the sunshine.

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

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



13 Duke Street, Darlington, County Durham, DL3 7RX
Tel: 01325 488433
Email: sales@anncordey.com
www.anncordey.com



