



**Chestnut Tree Lane, Middleton St. George, DL2 1FY**  
**5 Bed - House - Detached**  
**£445,000**

**EPC Rating: B**  
**Tenure: Freehold**  
**Council Tax Band: F**



**SMITH &  
FRIENDS**  
ESTATE AGENTS

# Chestnut Tree Lane

## Middleton St. George Darlington DL2 1FY

- \*\*\* STUNNING FOUR/FIVE BEDROOM DETACHED FAMILY HOME \*\*\*
- \*\*\* IMPRESSIVE LANDSCAPED REAR GARDEN \*\*\*
- \*\*\* EXCLUSIVE DEVELOPMENT, WITH BALCONY \*\*\*

This stunning four/five bedroom detached family home with roof terrace, is highly recommended to view, in this exclusive development. Built in 2024, the property has been finished to a high standard and would accommodate a number of different buyers.

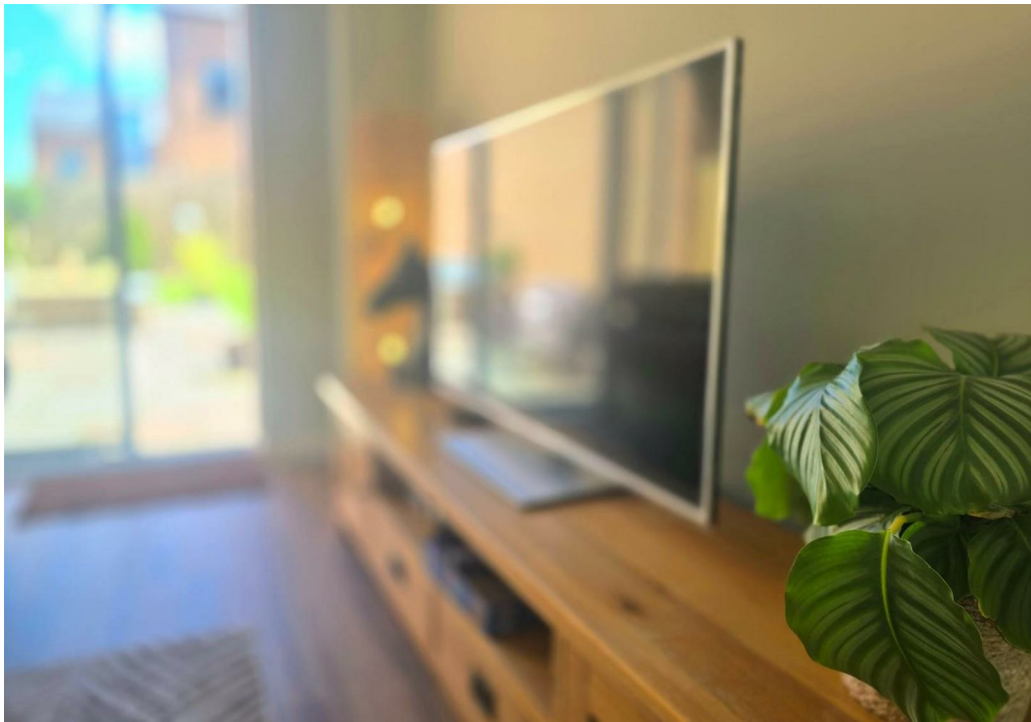
Upon entry to the property, you are welcomed by a spacious entrance hall with a mezzanine balcony, off the hall is a generous size living room with patio doors to the rear garden. In addition, you will find an absolutely stunning kitchen / diner with a ground floor utility and WC.

To the first floor there are three double bedrooms, with one currently used as a snug room, benefitting from a good size balcony, and a stunning family bathroom. To the second floor there are a further two double bedrooms with one benefitting from an ensuite shower room.

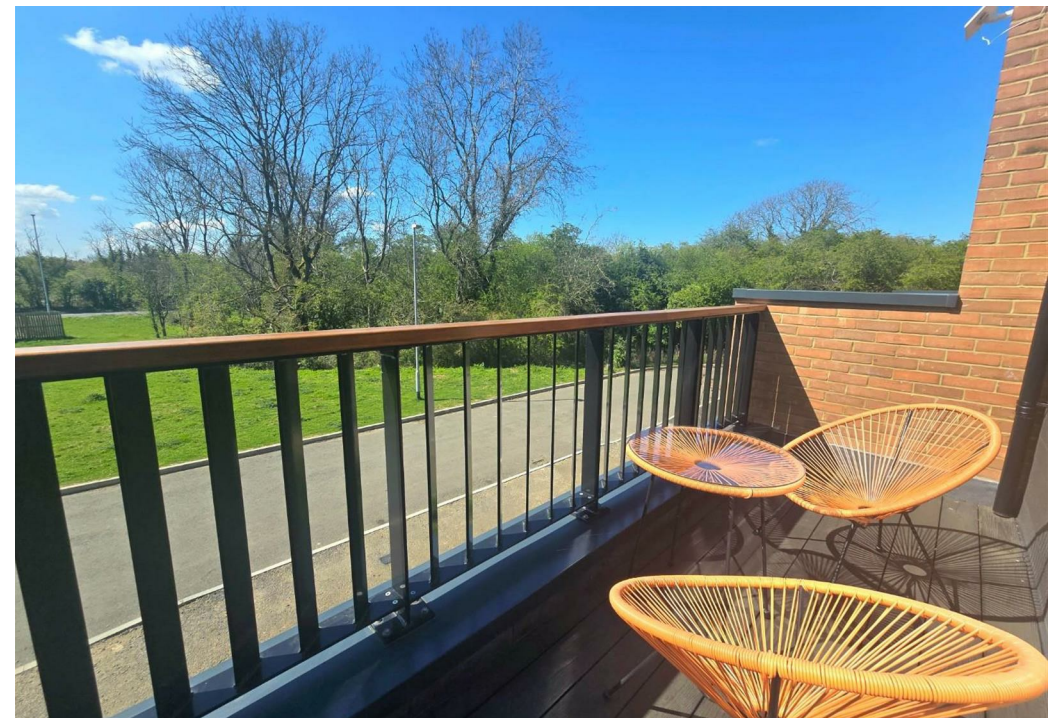
Externally, the property has a well maintained lawn to the front of the property, ample of off-street parking to the side of the property, whilst benefitting from a landscaped rear garden and single detached garage, with a side door access to the garden.

For a viewing contact SMITH & FRIENDS - Estate Agents Darlington, Early viewing is highly recommended.











## GROUND FLOOR

### Entrance Hall

16'8" x 7'6" (5.10m x 2.30m)

### Living Room

20'2" x 11'5" (6.15m x 3.48m)

### Kitchen / Diner

24'1" x 13'3" (7.35m x 4.04m)

### Utility Room

4'4" x 5'4" (1.33m x 1.65m)

### Downstairs WC

4'2" x 5'4" (1.29m x 1.65m)

## FIRST FLOOR

### Landing

7'8" x 11'6" (2.35m x 3.53m)

### Bedroom 3

9'1" x 11'3" (2.79m x 3.45m)



### Bedroom 4

10'9" x 11'3" (3.28m x 3.45m)

### Bedroom 5 (Snug Room)

18'6" x 12'11" (5.65m x 3.95m)

### Family Bathroom

5'6" x 7'1" (1.70m x 2.17m)

## SECOND FLOOR

### Landing

3'10" x 3'6" (1.18m x 1.09m)

### Bedroom 1

14'1" x 12'0" (4.30m x 3.66m)

### En-Suite Shower Room

4'7" x 8'2" (1.41m x 2.49m)

### Bedroom 2

9'6" x 17'4" (2.92m x 5.29m)

## SINGLE DETACHED GARAGE

20'5" x 10'3" (6.24m x 3.14m)







Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

**Approximate total area<sup>m</sup>**  
1817 ft<sup>2</sup>  
168.7 m<sup>2</sup>

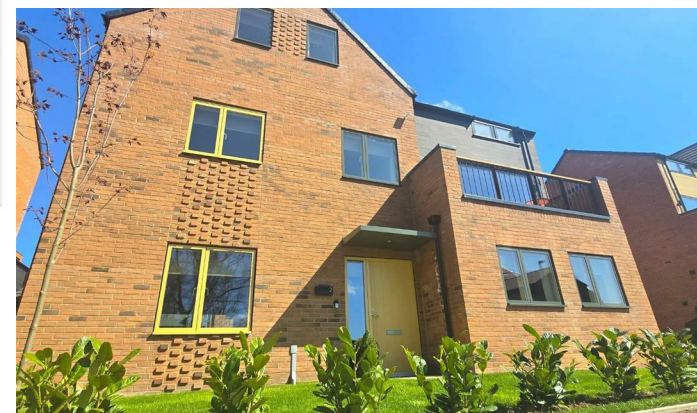
**Reduced headroom**  
30 ft<sup>2</sup>  
2.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		92
(81-91)	B	86	
(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	



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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