

**\*\* STUNNING FAMILY HOME \*\* \*\* SOUGHT AFTER VILLAGE \*\* \*\* QUIET CUL DE SAC \*\***  
**\*\* GARDEN ROOM EXTENSION \*\***

We anticipate demand to be high for this well priced and significantly improved four bedroom detached property superbly positioned on this choice development in the picturesque village of Middleton St George, where one can walk for miles and enjoy scenic beauty or simply relax and unwind in the well tended, manageable rear garden. The garage has been thoughtfully converted to allow for a further versatile reception room currently used for separate dining. There is a light and airy, yet cosy lounge, large open kitchen diner ideal for entertaining, garden room extension. The useful utility room and ground floor WC, add to what is an exceptional amount of accommodation to the ground floor. The property really is a joy with well proportioned, flexible rooms, perfect for the coming and goings of an active family life. In our opinion it will appeal to so many buyers with viewings highly recommended at your earliest opportunity.

Middleton St George is an idyllic village only a 10 minute drive from Darlington, and within easy reach of Durham Tees Valley International Airport and Darlington train station.

Council tax band E. Freehold basis. EPC Band C  
 To arrange a viewing please contact Smith & Friends (formerly Robinsons Tees Valley)

**Heathfield Park, Darlington, DL2 1LN**

**4 Bed - House - Detached**

**Offers Over £260,000**

**EPC Rating: C**

**Council Tax Band: E**

**Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS



# Heathfield Park, Darlington, DL2 1LN



## Ground floor

Entrance hall, good size lounge with two windows flooding the room with natural light along with a useful under-stairs storage cupboard. Fabulous kitchen diner considered the heart of so many homes, providing a lovely range of modern wall and base units with laminate work surfaces, gas hob, chrome chimney style cooker hood, single oven and inset lighting. Off the kitchen is the fabulous garden room extension and the utility room & ground floor WC. The garden room is fully Upvc Double Glazed with French doors. Converted garage now allows for a delightful dining room with views to the front.



## First floor

Hatch allowing access to a part boarded loft with lighting and cupboard housing the domestic hot water cylinder. Four well dressed bedrooms all in good decorative, two with built-in wardrobes, the master with an ensuite showroom. Completing this impressive home is a well equipped family bathroom with bathroom and overhead shower, basin and WC.



## Externally

Open lawn garden to the front, power socket and block paved driveway allowing parking for two vehicles. Dual pedestrian side access to the rear garden once again laid to lawn featuring a power socket, garden shed, raised decking and a paved patio area.

## ENTRANCE HALL

### LOUNGE

13'4" x 13'3" (4.07m x 4.06m)

### KITCHEN

20'3" x 9'1" (6.19m x 2.78m)

### GARDEN ROOM

8'0" x 9'0" (2.46m x 2.76m)

### UTILITY

5'2" x 4'11" (1.58m x 1.51m)

### GROUND FLOOR W.C.

### CONVERTED GARAGE

8'0" x 17'1" (2.45m x 5.23m)

### FIRST FLOOR LANDING

### BEDROOM

10'1" x 9'4" (3.08m x 2.85m)

### EN-SUITE SHOWER ROOM

### BEDROOM

9'5" x 9'3" (2.88m x 2.84m)

### BEDROOM

8'0" x 10'3" (2.45m x 3.13m)



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## BEDROOM

8'9" x 8'8" (2.69m x 2.65m)

## BATHROOM/W.C.

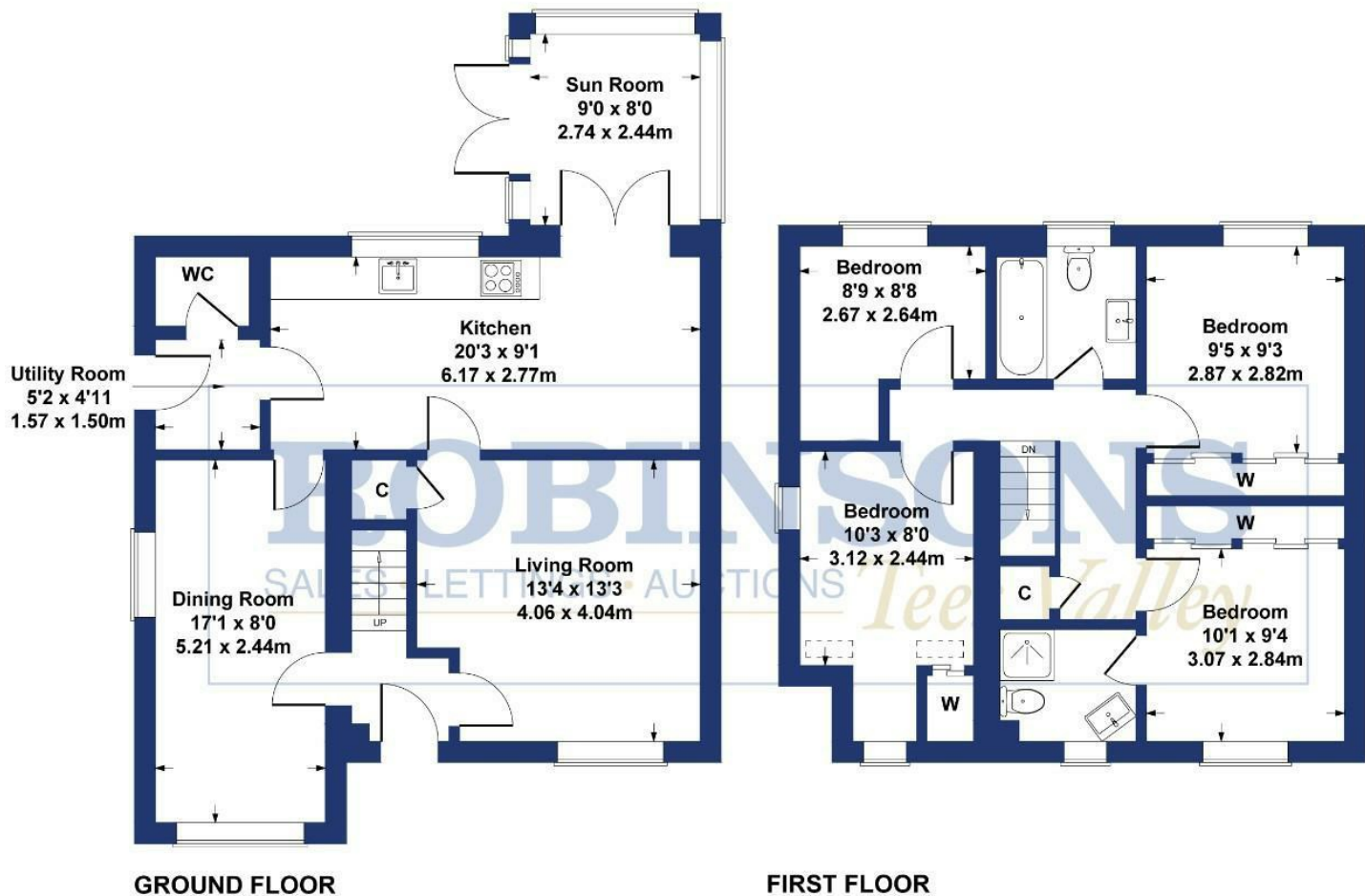
6'7" x 6'2" (2.02m x 1.89m)

## FRONT EXTERNAL

## REAR GARDEN



Heathfield Park  
Approximate Gross Internal Area  
1290 sq ft - 119 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	80
(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	

7 Duke Street, Darlington, Co. Durham, DL3  
7RX  
01325 484440  
darlington@smith-and-friends.co.uk



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