



**Whitworth Drive, Middleton St. George,
Darlington, DL2 1TZ
4 Bed - House - Detached
£325,000**

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



**SMITH &
FRIENDS**
ESTATE AGENTS



Whitworth Drive, Middleton St. George, DL2 1TZ

*** LANDSCAPED REAR GARDEN ***

*** OFF STREET PARKING ***

*** POSITIONED WITHIN THE SOUGHT AFTER MIDDLETON ST GEORGE VILLAGE ***

Positioned within a quiet cul de sac location, this stunning four bedroom detached family home, ideal family home purchase. Situated within a modern development, within the sought after village of Middleton St George.

The property briefly comprises of; Entrance Hall, Living Room with French Doors to the Rear Garden, at the front of the property of the hall, you will find a Study / Play Room, Downstairs WC, and a stunning Open-Plan Kitchen/Diner with multiple Integrated Appliances, and a separate Utility Room.

The first floor provides a landing, Master Bedroom with Built-In Wardrobes and En-Suite Shower Room, Two Further Double Bedrooms (One with Additional Built-In Wardrobes), a Further Fourth bedroom, and a stunning Modern Family Bathroom.

Externally, the property has a driveway and single detached garage to the side of the property, with a small well maintained lawn to the front and a beautiful enclosed landscaped rear garden providing a mixture of patio and lawn areas.

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

GROUND FLOOR

Entrance Hall
10'1" x 13'1"

Living Room
11'4" x 15'8"

Snug Room
7'6" x 6'7"

Downstairs WC
5'7" x 3'2"

Kitchen / Diner
8'11" x 22'7"

Utility Room
6'3" x 5'10"

FIRST FLOOR

Landing
9'11" x 5'11"

Bedroom 1
11'5" x 10'6"

En-Suite
7'3" x 6'8"

Bedroom 2
9'2" x 10'1"

Bedroom 3
7'11" x 9'8"

Bedroom 4
8'3" x 10'0"

Family Bathroom
9'11" x 5'6"

GARAGE
10'1" x 20'2"









Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area[®]
1370 ft²
127.2 m²

(1) Excluding balconies and terraces

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

GIRAFFE360



| Energy Efficiency Rating | | Current | Potential |
|---------------------------------------------|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | 93 |
| (81-91) | B | 84 | |
| (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.

7 Duke Street, Darlington, Co. Durham, DL3 7RX

Tel: 01325 484440

darlington@smith-and-friends.co.uk

www.smith-and-friends.co.uk

