

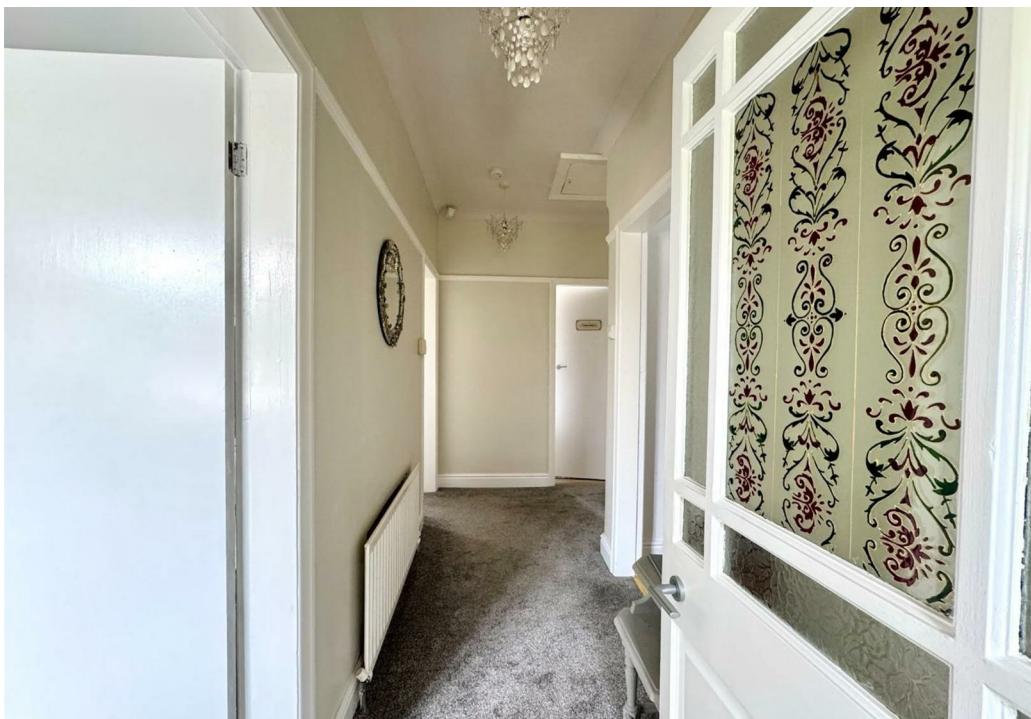


Stockton Road, Sadberge, DL2 1SY
2 Bed - Bungalow - Detached
O.I.R.O £237,500

Council Tax Band: D
EPC Rating: D
Tenure: Freehold



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Occupying a delightful position on the edge of the highly desirable village of Sadberge, this beautifully presented bungalow enjoys uninterrupted views over open countryside. The home is impeccably maintained throughout, offering a peaceful lifestyle in a truly charming setting. The thoughtfully designed conservatory to the front of the property maximises natural light and frames the lovely outlook over the mature front garden and beyond, making it a perfect spot to relax and unwind.

Inside, the property is equally impressive. Both the kitchen and bathroom are in excellent condition, complemented by tasteful décor and well-kept flooring. The home benefits from uPVC double glazing and gas central heating, ensuring year-round comfort. A larger than average single garage adds practicality and would suit those with a passion for mechanics, crafts, or DIY. This attractive and low-maintenance home is ideal for a range of buyers, including downsizers and those seeking a peaceful village lifestyle without compromising on space or convenience.

About Sadberge

Sadberge is a quintessential English village nestled in the County Durham countryside, offering a perfect blend of rural charm and accessibility. Surrounded by rolling fields and scenic walking routes, it's ideal for nature lovers and those seeking a slower pace of life. Despite its peaceful setting, Sadberge enjoys excellent transport links, with easy access to Darlington, Teesside, and major road networks such as the A1(M) and A66. The village itself boasts a friendly community spirit, local pubs, and a welcoming atmosphere, making it a highly sought-after location for those looking to enjoy village life while staying connected to nearby towns and cities.



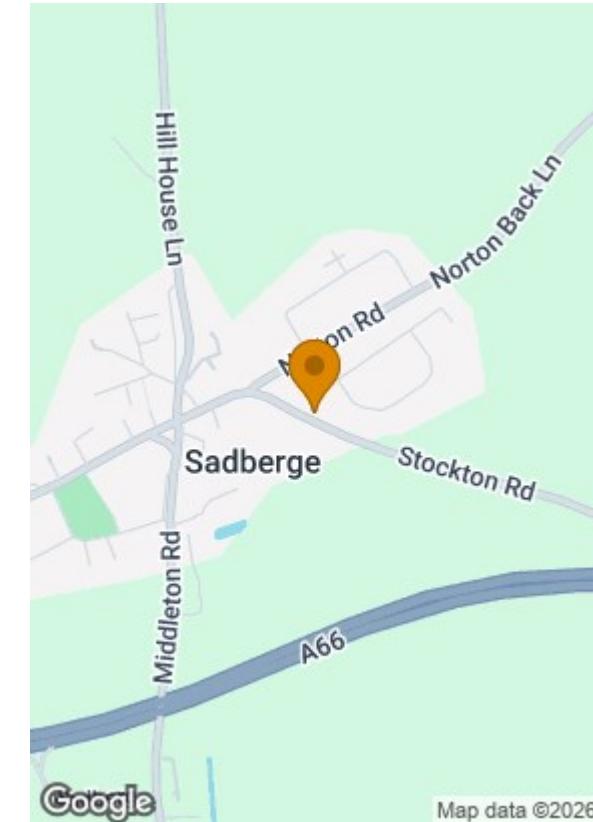
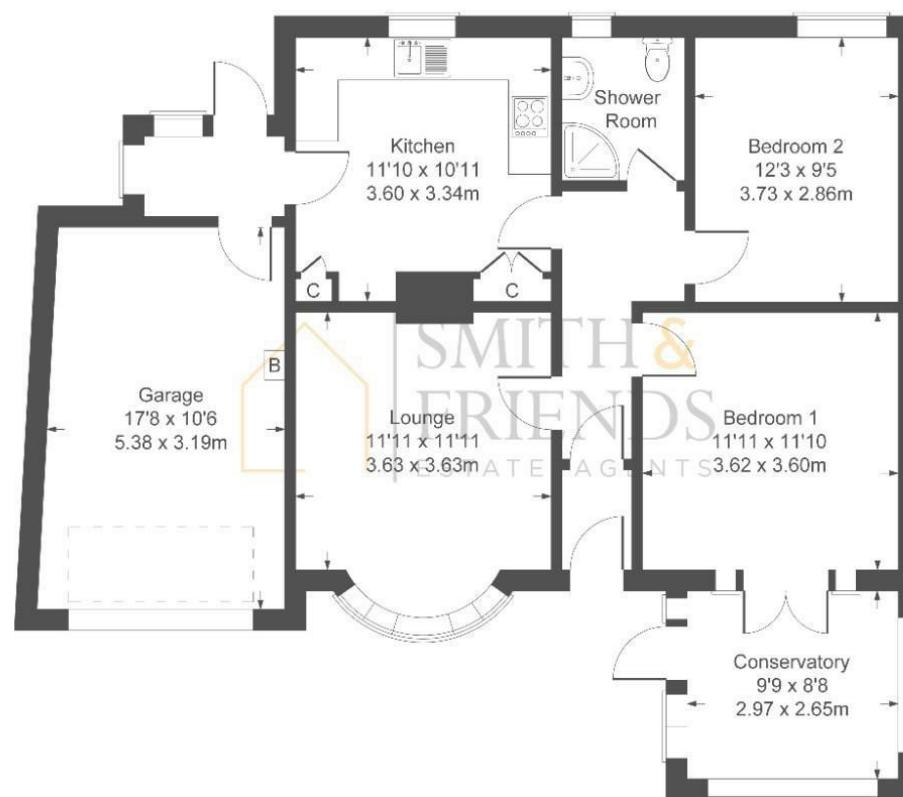




Cleveland view Sadberge

Approximate Gross Internal Area

1044 sq ft - 97 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E	57	
(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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