



## 4 bed detached house to buy in

Goosepool Way, Middleton St. George,  
Darlington, Durham, DL2 1RE

# £385,000

 x4
  x2
  x1

Tenure

**Freehold**

Driveway & Garage parking

## Property features

- ✓ Popular village location
- ✓ Utility room and ground floor WC
- ✓ Principal bedroom with en suite
- ✓ Corner plot position
- ✓ EPC Rating B

## Key Information

- ✓ Council Tax: Band F
- ✓ EPC Rating: B
- ✓ Heating supply: Gas

## Description

Occupying a superb corner plot within this highly desirable Middleton St George development and enjoying an attractive outlook over a lovely green space, this outstanding four-bedroom detached residence offers elegant proportions, beautifully balanced accommodation and all the ingredients of an exceptional modern family home.

Flooded with natural light, the property opens into a bright and inviting reception hallway, immediately creating a sense of space and warmth. The spacious lounge provides a refined yet comfortable setting for everyday living, while the stylish kitchen/dining area forms the true centrepiece of the home — a sociable and versatile space designed for both relaxed family meals and entertaining on a larger scale. A separate utility room, with access into the integral garage, enhances the home's practicality, and a cloakroom/WC completes the ground floor. Upstairs, the sense of space continues with four generous double bedrooms, offering superb flexibility for family life. The principal suite enjoys the luxury of an en suite shower room, while the remaining bedrooms are served by a well-appointed family bathroom. Outside, the property enjoys the added prestige of a corner plot position, with a double driveway, integral garage and an enclosed rear garden that provides a secure and private outdoor retreat. The setting is further enhanced by the lovely green space to the front, creating an open and attractive outlook that adds to the home's overall appeal.

Middleton St George remains one of the Darlington area's most sought-after village locations, prized for its attractive community feel, accessible local amenities and convenient links to Darlington, Yarm and beyond. The village is served by local shopping and services, has its own primary school, and is well placed for rail connections, the A67 and Teesside International Airport, making it especially attractive to families and commuters alike.

As per The Estate Agents Act 1979, we must advise any prospective purchaser that the seller of this property is a connected person to Keith Pattinson Limited.

Early viewing is highly recommended to appreciate the space, position and quality of accommodation on offer.

Council Tax Band: F

Tenure: Freehold

Price: £385,000

Property Type: Detached House

Parking: Driveway & Garage

Heating: Gas

## Entrance



## Hallway



## Lounge

4.01m x 5.87m (13'1" x 19'3")



## Kitchen/Dining Area

8.20m x 3.81m (26'10" x 12'6")



## Utility Area



## W/C



## Stairs to First Floor

## Master Bedroom

5.89m x 3.20m (19'3" x 10'5")



## En-Suite

2.04m x 1.34m (6'8" x 4'4")



## Bedroom Two

3.97m x 3.19m (13'0" x 10'5")



## Bedroom Three

4.01m x 3.13m (13'1" x 10'3")



## Bedroom Four

2.69m x 2.87m (8'9" x 9'4")



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## Family Bathroom W/C

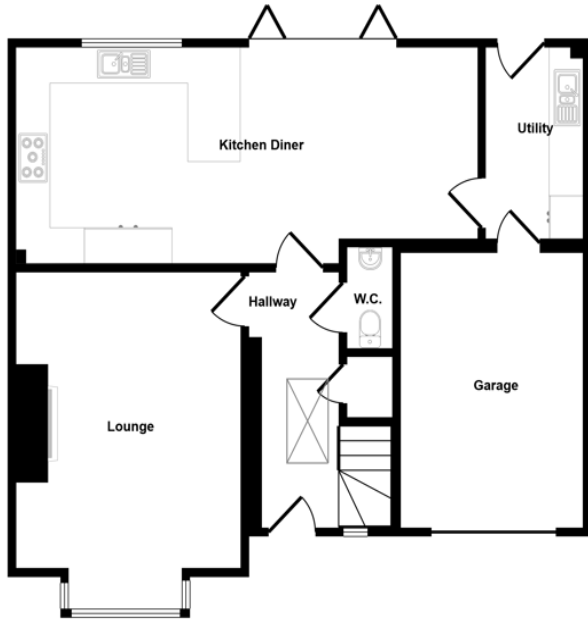
2.79m x 2.17m (9'1" x 7'1")



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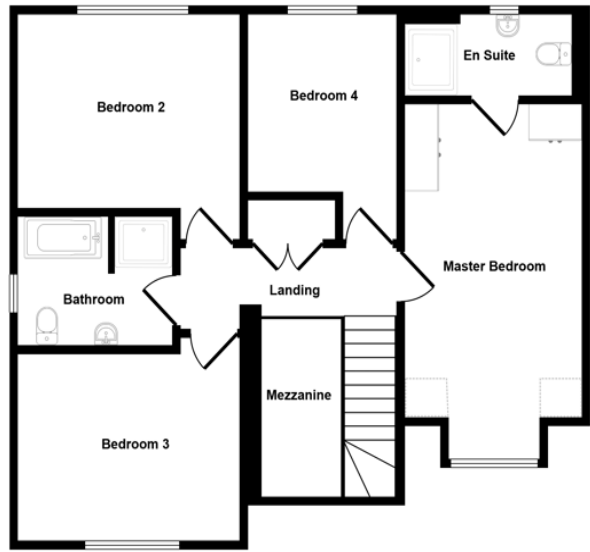
## External

Approx Gross Internal Area  
161 sq m / 1734 sq ft



Ground Floor  
Approx 86 sq m / 922 sq ft

Denotes head height below 1.5m



First Floor  
Approx 75 sq m / 812 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		93
(81-91) <b>B</b>	85	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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