Ashdale Close, Middleton St. George, DL2 1UZ.
Offers in excess of £450,000

estates
'The Art of Property'















Ashdale Close, Middleton St. George, DL2 1UZ.
Offers in excess of £450,000
Council Tax Band: E

An Exceptional Detached Family Home • Circa 2410 sqft • Double Garage • Private Wraparound Gardens
- A substantial and beautifully presented residence, occupying an enviable corner position on this popular development on the outskirts of Middleton St George.

Meticulously improved and presented by the current owners with little regard to cost, this impressive home has been finished to an exceptional showroom standard throughout, offering luxurious, spacious and versatile accommodation.

The light and airy entrance hallway leads to a useful ground-floor cloak/wc, an impressive four reception rooms, superb kitchen/breakfast room with integrated appliances, utility/laundry room and separate office/study, providing an abundance of space for modern family life, entertaining and home working.

To the first floor are four well-proportioned bedrooms, a generous family bathroom with a four-piece suite, and an impressive principal bedroom complete with a stylish en-suite shower room.

Externally, the property occupies a particularly attractive corner plot with mature, established wraparound gardens. The rear and side gardens enjoy a fabulous degree of privacy, while double gated side access provides excellent potential for caravan/motorhome or additional vehicle parking.

A generous driveway provides ample parking and leads to the double garage, which benefits from convenient internal access to the house and houses the Vaillant gas central heating boiler.

Further features include UPVC double glazing, a double-glazed composite front door and gas central heating.

The property enjoys an exceptionally convenient position, being on the outskirts of Middleton St George with excellent access to Darlington, Yarm and the surrounding area. The A66 and A1(M) are readily accessible, making this an excellent base for commuting, while Teesside International Airport is within walking distance.

Combining an enviable location, substantial accommodation, outstanding presentation, private gardens and excellent parking and garaging, this is a truly impressive family home which needs to be viewed to be fully appreciated.

A remarkable property offering luxury, space and versatility in a highly convenient location.

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PLEASE NOTE
Council Tax Band: E
Tenure: FREEHOLD

Following acceptance of an offer, each prospective buyer will be required to pay £30 inc. VAT for the necessary anti-money laundering checks, carried out by Estates in accordance with HMRC regulations.

DISCLAIMER
All measurements, including the total square footage and individual room dimensions, are provided as a guide only and should not be relied upon as exact measurements. Measurements will, in most cases, represent the maximum measurement of the room or area. Where measurements are provided for garages, outbuildings or other additional areas, these will also be included within the stated total square footage. Prospective purchasers should satisfy themselves as to the accuracy of all measurements before proceeding.

These particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) as a guide to the property. They do not constitute or form part of an offer or contract and should not be relied upon as representations. All interested parties are advised to verify the accuracy of the information provided. No tests or checks have been carried out in respect of heating, plumbing, electrical installations or appliances included with the property. Prospective purchasers should make their own enquiries and investigations as appropriate.

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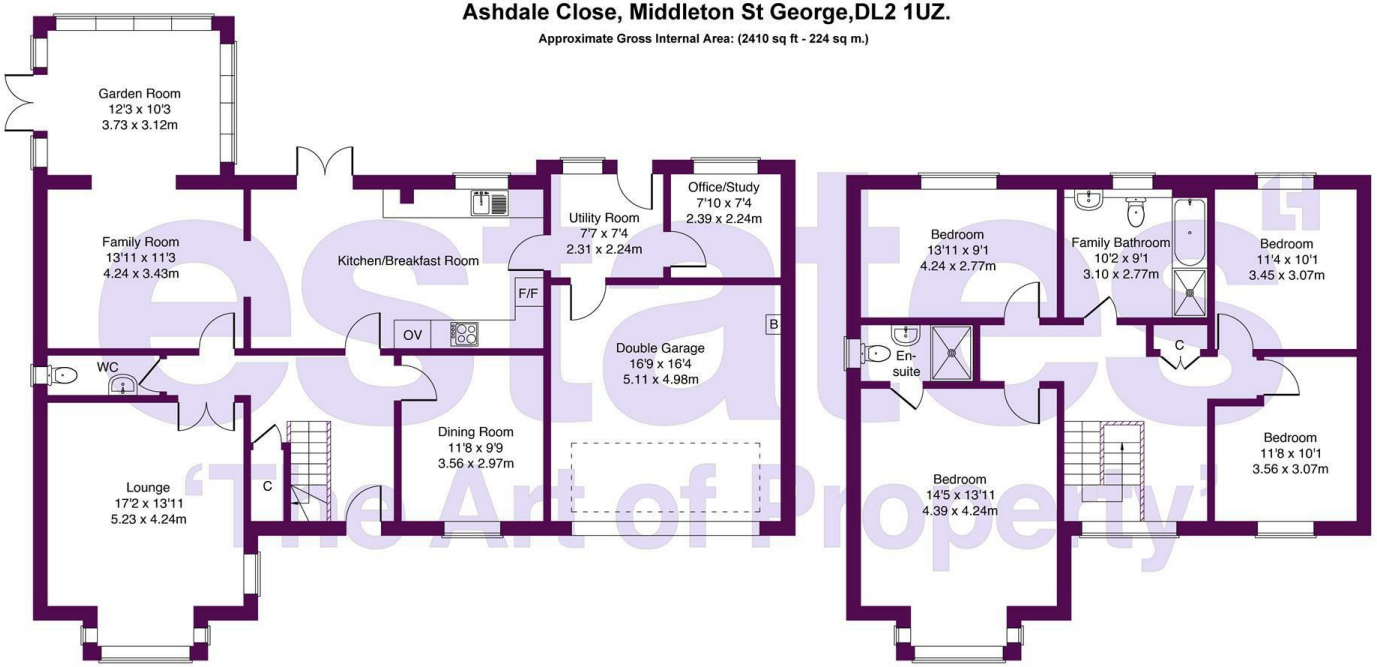






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Approximate Gross Internal Area: (2410 sq ft - 224 sq m.)



Ground Floor **First Floor**

Not to Scale. Produced by The Plan Portal 2026
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