Grendon Gardens, Middleton St. George, Darlington, DL2 1HS.
Offers in excess of £440,000

estates
'The Art of Property'

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Offers in excess of £440,000
Council Tax Band: E

Set within a peaceful and highly sought-after cul-de-sac, this exceptional detached family residence offers an impressive blend of luxury, space and versatility, perfectly designed for modern living. Beautifully extended to the ground floor, the property now boasts an outstanding annex-style wing that creates a rare opportunity for multigenerational living, guest accommodation, home working or an elegant home business setup.

The heart of the home is the stunning open-plan kitchen, dining, and family space, thoughtfully designed for both everyday living and entertaining. Filled with natural light, this stylish area flows effortlessly into the substantial rear extension, currently arranged as a sophisticated self-contained style suite with its own private entrance, reception area and three additional rooms. The flexibility of this space is truly exceptional and lends itself to a variety of lifestyle needs.

The residence continues to impress with generous and beautifully presented accommodation alongside five double bedrooms in total, offering ample space for growing families. Every aspect of the home has been carefully considered to provide comfort, practicality and elegant living throughout.

Occupying a generous corner plot, the property also benefits from extensive private parking for up to seven vehicles and a beautifully landscaped rear garden, creating a private retreat ideal for relaxing or entertaining.
Perfectly positioned within walking distance of the train station, local cafés, pharmacy, post office and scenic walks, this remarkable home combines peaceful surroundings with outstanding convenience. A rare opportunity to acquire a substantial and highly adaptable family home in one of the area's most desirable locations.

The ANNEX is currently operating as a successful beauty business and offers a versatile space suitable for a range of business or family needs. Accessed via its own private entrance to the side of the property, the accommodation currently comprises a welcoming reception area and three stylish treatment rooms. Offering excellent flexibility, the space could easily be adapted for home working, additional reception rooms, or, subject to minor alterations, a self-contained annex. The laundry room offers excellent potential for conversion into a ground floor shower room (subject to any necessary consents), providing a valuable second bathroom, while retaining the large first-floor bathroom and double bedrooms.

Please note:
Council tax Band - E
Tenure - Freehold
Total sq ft and room dimensions to be considered a guide only.

Following acceptance of an offer, the prospective buyer(s) will be required to pay £30 (inc. VAT) per client, to cover the cost of anti-money laundering checks conducted by Estates, in compliance with HMRC regulations.

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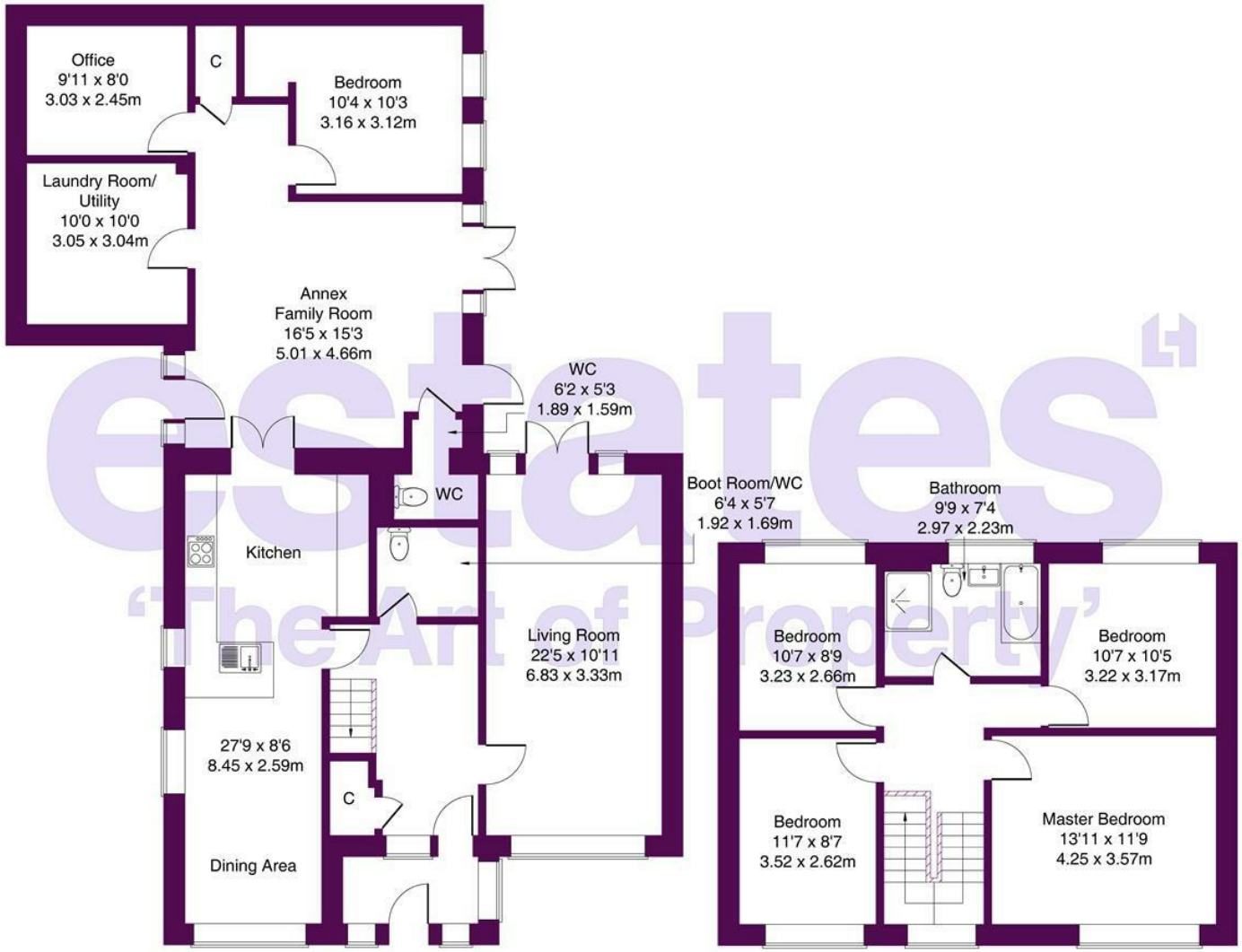
Approximate Gross Internal Area: (2088 sq ft - 194 sq m.)



Ground Floor **First Floor**

Not to Scale. Produced by The Plan Portal 2026
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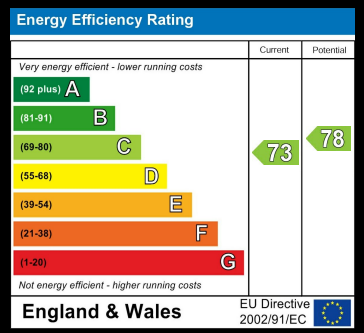
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