

Grendon Gardens, Middleton St. George, Darlington, DL2 1HS.
Offers in the region of £450,000

estates⁴
'The Art of Property'



Grendon Gardens, Middleton St. George, Darlington, DL2 1HS.

Offers in the region of £450,000

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 rooms that are currently used as the Clinic Rooms will be reverted back upon completion of the same.

Please note: Any continued business use will be subject to the new owner obtaining the appropriate 'Change of Use' consent.

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.

Estates 'The Art of Property'

Professional Estate Agents, selling homes across Darlington, Newton Aycliffe, Teesside & North Yorkshire with creative & inviting marketing strategies! Property appraisals available 7 days a week!

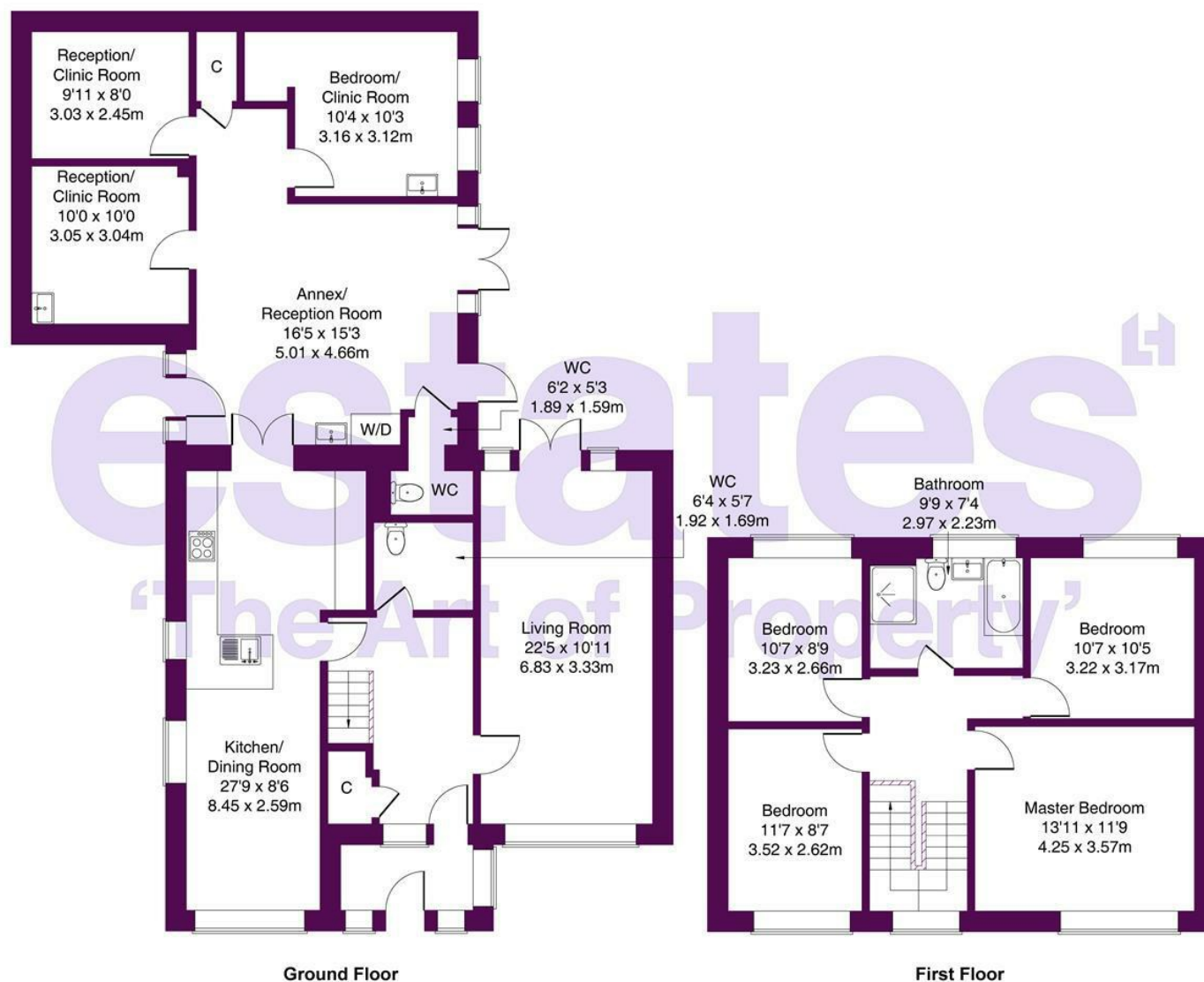
Disclaimer:

These particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) with the intention of providing a fair and accurate guide to the property. They do not constitute or form part of an offer or contract nor may they be regarded as representations, all interested parties must themselves verify their accuracy. No tests or checks have been carried out in respect of heating, plumbing, electric installations, or any type of appliances which may be included. All photos, videos, and marketing material created by Estates 'The Art of Property', are the property of our agency and are protected by copyright law. Our marketing material must not be copied, reproduced, shared, or used in any way without our prior written permission.



Grendon Gardens, Middleton St. George, DL2 1HS

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



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

estates⁴
‘The Art of Property’

Business Central 2 Union Square
Central Park
Darlington
County Durham
DL1 1GL
01325 804850
sales@estatesgroup.co.uk
<https://estates-theartofproperty.co.uk/>

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	78
(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	