

East View, Sadberge, Darlington, DL2 1SF
Offers in the region of £185,000

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'The Art of Property'



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Offers in the region of £185,000

Council Tax Band: C

Located in the charming village of Sadberge, this beautifully refurbished home offers a delightful blend of modern comfort and picturesque surroundings. With stunning views towards the Cleveland Hills, this property is perfect for those who appreciate the beauty of nature and the tranquillity of village life, all while being just a ten-minute drive from Darlington, easy reach to Teesside, the A1(M) & A66.

The home boasts two reception rooms, plus a sun room/utility. The layout has been enhanced to allow for a cozy separate lounge to the front, while the dining room seamlessly flows to a newly fitted kitchen, designed with both style and functionality in mind. With three well-proportioned bedrooms and a luxurious bathroom, this home is ideal for families or those looking for extra space.

The property has been significantly improved by the current owner, who has spared no expense in ensuring a high standard of living. Recent updates also include a new central heating system with NEST operation and Baxi 800 combi boiler, along with mostly new radiators, extensive redecoration, replastering and quality flooring.

Outside, the front garden adds to the property's appeal, offering a lovely space to enjoy the fresh air and the stunning views. Additionally, there is parking available to the rear, along with a garage, providing convenience for residents.

We anticipate demand to be high for this property, combining modern amenities with the charm of village life. It presents an excellent opportunity for anyone looking to settle in a peaceful yet accessible location.

In brief the accommodation consists of:

Ground floor

Entrance porch, hallway, lounge to the front with double doors to a dining room enjoying French doors to a sun-room/utility and an open aspect to the beautifully appointed kitchen. The Impressive kitchen enjoys an excellent range of quality units, electric

ceramic hob, double oven and integrated dishwasher.

First floor

Landing with hatch and fitted ladder allowing loft access. Three well dressed bedrooms featuring two doubles and a single, with a luxurious contemporary bathroom completing the impressive internal accommodation.

Externally

Gardens to front and rear, driveway and garage also to rear.

Please note:

Council tax Band - C

Tenure - Freehold

Total sq ft to be considered guide only and includes garage.

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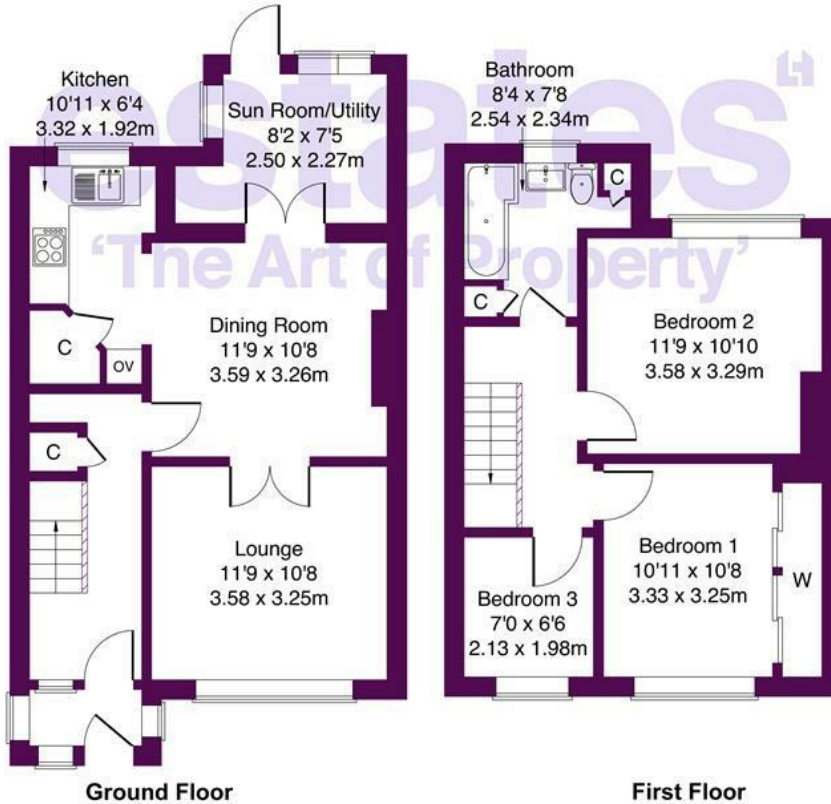
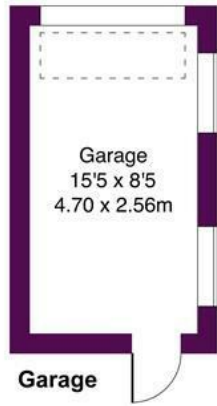
Disclaimer:

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.



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Approximate Gross Internal Area: (1066 sq ft - 99 sq m.)



Not to Scale. Produced by The Plan Portal 2025
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	75	80
(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	