



A WELL-PRESENTED THREE BEDROOM MEWS HOUSE IN A SECURE GATED DEVELOPMENT

1 THE MEWS, DINSDALE PARK,
MIDDLETON ST. GEORGE, DARLINGTON, DL2 1BE

Freehold

savills

AN EXTENDED THREE BEDROOM MEWS PROPERTY WITH SECURE PARKING AND GARDENS

1 THE MEWS, DINSDALE PARK, MIDDLETON
ST. GEORGE, DARLINGTON, DL2 1BE

Freehold

Three bedrooms ♦ Two bathrooms ♦ Modern kitchen/dining
room ♦ Spacious lounge ♦ Utility room ♦ Cloakroom ♦
Secure gated parking ♦ Gardens front and rear ♦ EPC rating =
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Situation

Darlington 6 miles, Yarm 7.5 miles, Teesside 11 miles, Northallerton 17 miles,
Durham 25.5 miles.

Located in the grounds of Dinsdale Hall a secure gated development which is
close to Dinsdale Golf Course. Just a short drive from the village centre of
Middleton St George where a good range of local amenities can be found
including, shop, doctors surgery, schools and pharmacy. For the commuter the
A66, A1 and A19 are all within easy reach. The East coast mainline railway
service is available from nearby Darlington. This is complemented by Durham
Tees Valley and Newcastle Airports offering further communications with the rest
of the country and overseas.

Description

A beautifully presented and extended three bedroom mews property which has
been upgraded by the current owners. An entrance hall gives access to the
principal reception rooms and has an open spindle and baluster staircase to the
first floor rooms, a spacious cloakroom leads off. The kitchen/diner/family room
is the real hub of the house and has been refurbished by the current owners
over recent years with a stunning range of painted wall and floor units and
granite work surfaces. A central island houses a Belfast sink and breakfasting
area and includes an integrated dishwasher and washing machine. In the
kitchen, there are spaces for a range cooker and a free-standing fridge freezer.
The flooring is Karndean. There is ample space for a dining table and chairs as
well as a sofa. The sitting area has a large range of fitted storage units with a
painted finish and oak shelving. A useful utility room with slate flooring houses a
range of painted units with granite worktops, integrated tumble drier, Belfast
sink and space for a free standing fridge freezer. The utility room gives access to
a large and airy rear hall/boot room. The lounge is a particularly well-
proportioned L-shaped room with a stone fireplace with inset and hearth and a
gas stove, there is Karndean flooring and French doors leading into the partially
walled garden.



To the first floor a landing with roof light gives access to the principle bedrooms. The master bedroom enjoys lovely views across the gardens and Dinsdale Golf Course beyond, it has a range of fitted wardrobes and en-suite shower room with a modern suite. There are two further good bedrooms both having fitted storage. The house bathroom is fitted with a P-shaped bath with shower over, low level w.c. and pedestal wash hand basin.

Externally

1 The Mews is in the exclusive Dinsdale Park, a small development of luxury apartments and houses. Electric wrought iron gates gives access to attractive communal gardens and there are two allocated parking spaces for the property. There are enclosed gardens to the front and rear, the majority of which are laid to lawn together with shaped flower beds and borders. There is an attractive stone patio area and a small pond. The rear garden area is mainly paved for ease of maintenance and there is a large timber shed and summerhouse (available by separate negotiation).

General Information

Gas central heating, mains electricity, water and drainage.

Photographs taken - Feb 2019

Particulars prepared - Mar 2019

Tenure:

Freehold

Local Authority:

Darlington Borough Council

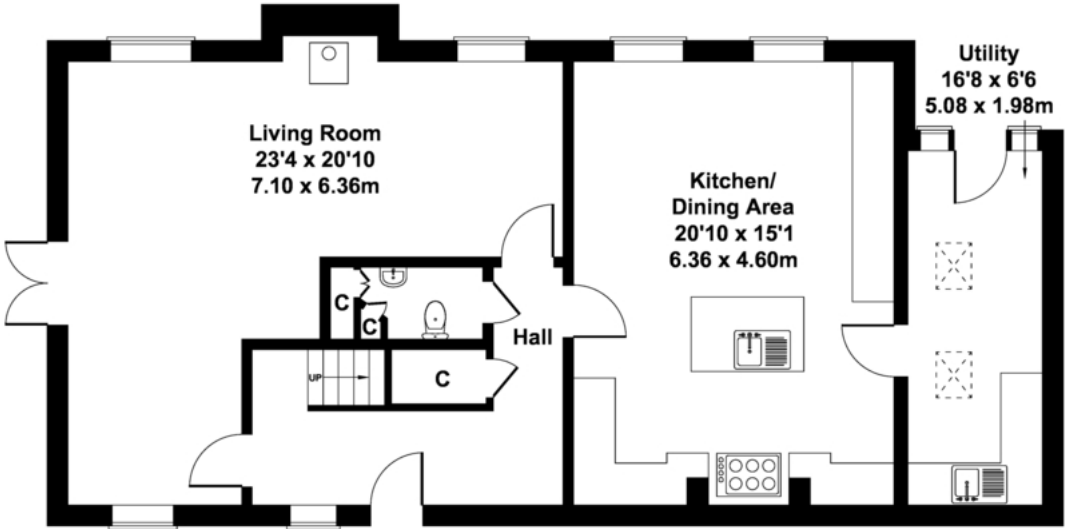
Viewing:

Strictly by appointment with Savills

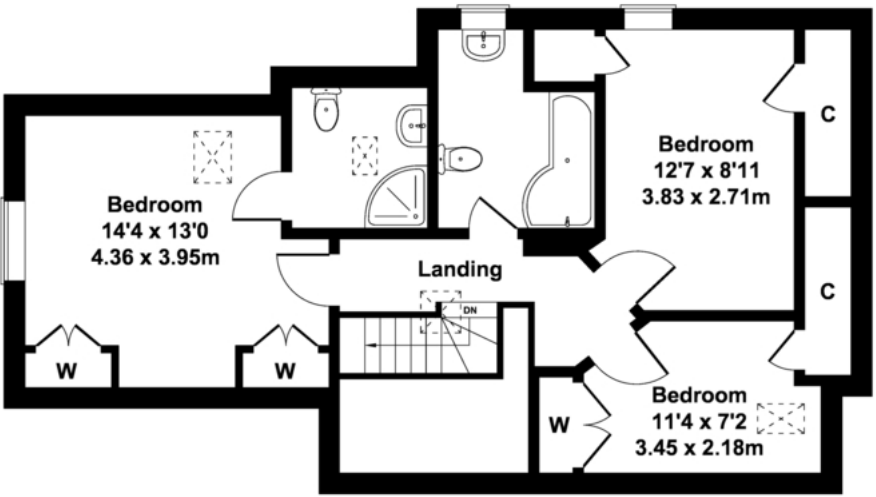


1 The Mews, Dinsdale Park

Approximate Gross Internal Area
1604 sq ft - 149 sq m



GROUND FLOOR



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		98
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC