GowlandWhite



Middleton Road, Sadberge, Darlington, DL2 1RN

A rare opportunity to acquire this spacious three bedroom detached home, set on approximately 0.45 acres on the edge of the charming village of Sadberge. With extensive grounds, numerous outbuildings, and substantial hardstanding parking, Sunnymede offers exceptional scope for modernisation, extension, or redevelopment (subject to the necessary planning permissions).

The accommodation includes an entrance hall/office leading to an open plan lounge and kitchen/breakfast room, where a charming inglenook fireplace with a log burning stove creates a welcoming focal point. The kitchen is fitted with integrated double oven and hob. To the rear, a garden room opens onto the garden, while a utility room, pantry, and WC complete the ground floor.

Upstairs, there are three double bedrooms, one with built-in wardrobes, served by a family bathroom with separate bath and shower. A fully boarded attic room with Velux window, accessed by pull-down ladder, provides additional versatile space.

The outdoor space is a true standout. To the front is a large lawned garden with far reaching countryside views. A long driveway leads to a wide selection of outbuildings to the rear including garages, workshops, a sauna, and a potting shed, offering incredible flexibility for hobbies, storage, or business use. The spacious hardstanding provides ample parking for multiple vehicles, while behind the house is a gravel patio and a delightful private garden area.

Sunnymede represents a unique opportunity for buyers looking for space, privacy, and the potential to create a home tailored to their specific needs. Whether you're seeking to extend, upgrade, or simply enjoy the generous outdoor space, this property offers endless possibilities.

Ideally located for commuters, with easy access to the A66, Darlington Train Station, and Teesside International Airport, as well as convenient links to schools in neighbouring towns and villages.









ENTRANCE HALL/OFFICE 10'4" x 7'4" (3.15m x 2.24m)

LOUNGE/DINING ROOM 28'2" x 14'5" (8.59m x 4.39m)

KITCHEN/BREAKFAST ROOM 10'8" x 8'9" (3.25m x 2.67m)

BREAKFAST ROOM 10'10" x 8'2" (3.30m x 2.49m)

GARDEN ROOM 16'7" x 11'9" (5.05m x 3.58m)

UTILITY ROOM 10'6" x 9'9" (3.20m x 2.97m)

DOWNSTAIRS WC 6'6" x 4'7" (1.98m x 1.40m)

LANDING

BEDROOM ONE 10'10" x 10'10" (3.30m x 3.30m)

BEDROOM TWO 11'1" x 10'10" (3.38m x 3.30m)

BEDROOM THREE 10'9" x 8'9" (3.28m x 2.67m)

BATHROOM/WC 8'3 x 7'11" (2.51m x 2.41m)

SUMMERHOUSE 25'11" x 13'11" (7.90m x 4.24m)

AML PROCEDURE

To comply with anti-money laundering regulations (AML) all estate agents must be registered with HMRC. Gowland White complies with this legislation by using an online AML risk assessment company, approved by the UK Government. Please note that all buyers are charged a fee of £36.00 (inc. VAT), for each buyer, to cover this process. These fees are payable before we can progress an agreed sale.















































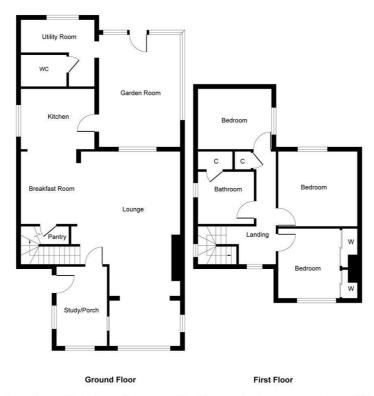








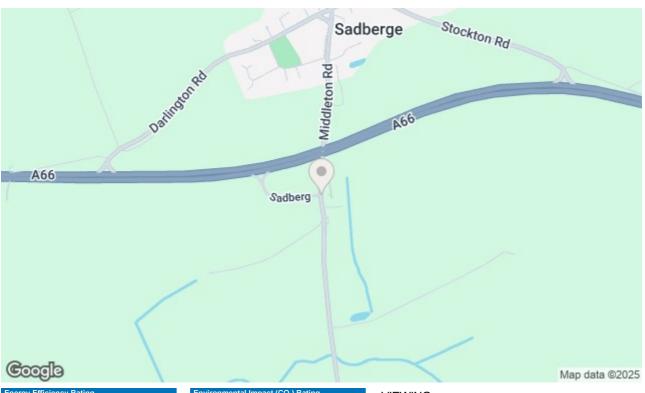


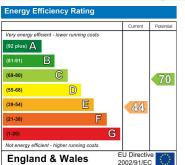


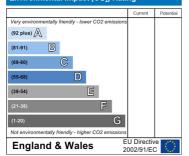
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no quartee as to their operability or efficiency can be given.

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VIEWING

Please contact us on 01642 615657 if you wish to arrange a viewing or would like more information.

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