



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.

Offers In The Region Of £425,000



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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.



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Ground Floor First Floor

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 guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

VIEWING

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

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