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Highgrove Close,

Darlington, DL3 9XQ

**Offers in the region of £495,000**

House - Detached  
4 Bedroom/s  
3 Bathroom/s

A spacious, detached family home located within the ever popular Yiewsley Drive development in the heart of the West End of Darlington - within a few minutes walk to the Mowden Shops. This recently built property is located within a beautiful, maturing estate and is situated at the head of a cul-de-sac and benefits from a south facing rear garden, double driveway and double garage. The property is extremely well proportioned and briefly comprises entrance hallway, study, large living room, downstairs WC, family room with open plan aspect into the kitchen/dining room along with utility room beyond. The first floor landing gives access to four double bedrooms, two en-suite shower rooms and family bathroom. Bedroom one also benefits from a useful dressing area with fitted wardrobe space. Overall a very impressive property which should be viewed at the earliest opportunity.





- DOUBLE GARAGE
- CUL-DE-SAC LOCATION
- STUDY
- TWO EN-SUITES

- SOUTH FACING REAR GARDEN
- LARGE DETACHED HOME
- DOWNSTAIRS WC

**GENERAL INFORMATION:**

Tenure: Freehold

Services: Gas central heating, mains electric, water and drainage.

Double glazing

Local Authority: Darlington Borough Council (Tax Banding F)

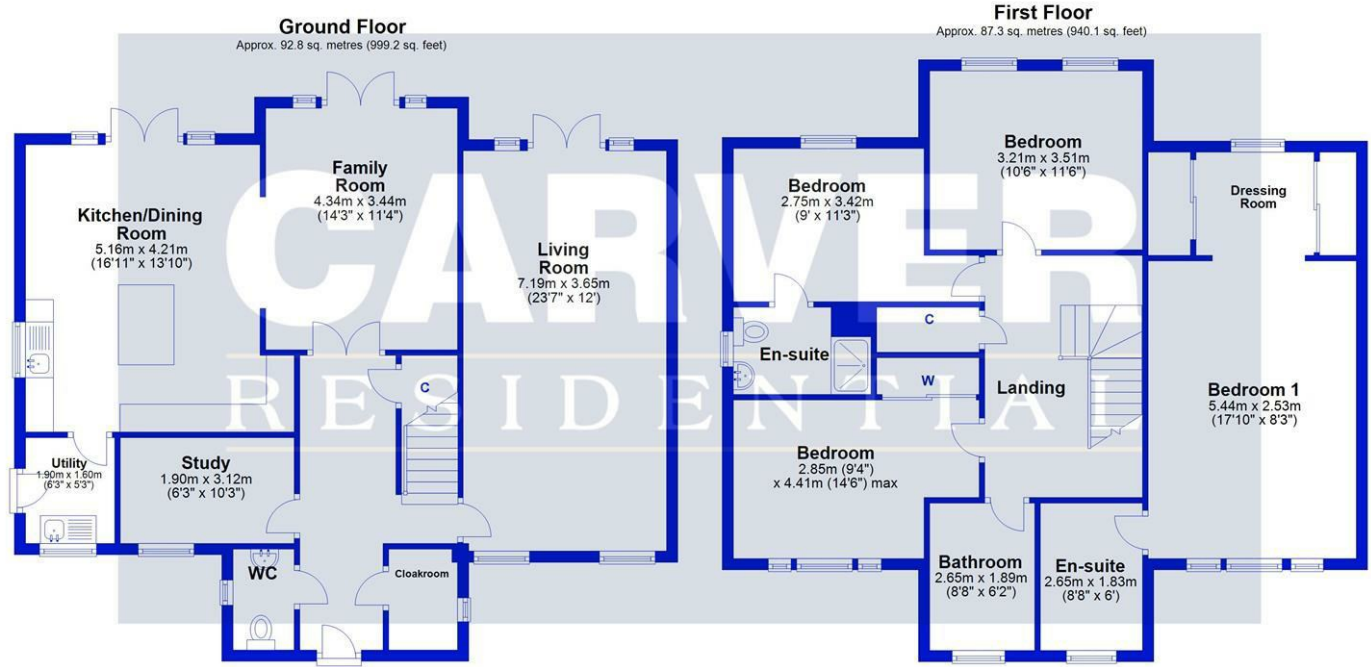








Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>91</b>
(81-91) <b>B</b>	<b>82</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Total area: approx. 180.2 sq. metres (1939.4 sq. feet)  
 For identification purposes only. Not to scale.  
 Plan produced using PlanUp.

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