

17 HIGHCLIFFE EDGE
Winston, Darlington



GSC GRAYS

PROPERTY • ESTATES • LAND

17 HIGHCLIFFE EDGE

Darlington, DL2 3RX

A wonderful example of a modern four bedroom detached family home occupying a corner plot position situated on the edge of the highly sought after village of Winston.

Viewing is highly recommended to appreciate the accommodation on offer and available with no onward chain.

ACCOMMODATION

- * Detached family home
 - * Four bedrooms
 - * Two Bathrooms
- * Three reception rooms
 - * Village location
 - * Generous garden
- * Off-street parking
 - * Double garage
- * No onward chain



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Situation & Amenities

Barnard Castle 6 miles, Darlington 11.5 miles, Richmond 12.5 Miles, Durham 22 miles, Newcastle 40 miles, A1(M) 15 miles. Please note all distances are approximate. 17 Highcliffe Edge is ideally situated for easy access to the local towns of Darlington, Richmond and Barnard Castle, whilst the cities of Newcastle, Durham, York and Leeds are within easy reach. Main line train stations can be found at Darlington and Durham, with International Airports at Newcastle and Leeds Bradford. The A66 and A1 (M) are easily accessible, bringing many areas within commuting distance. The villages of Gainford and Staindrop are only a few miles away and benefit from a post office, a number of shops and public houses.

Accommodation

The property briefly comprises entrance porch, cloakroom/wc, living room, dining room, breakfast/kitchen, garden room, master bedroom with en-suite shower room, three further bedrooms and a house bathroom. Externally, there is a generous garden on three sides mainly laid to lawn, driveway and double garage.





Ground Floor

With entrance door to entrance porch and doors to cloakroom/wc and living room. A light and airy living room boasts dual aspect windows to front elevation and patio doors to rear garden with inset cast iron log burning stove. wooden flooring, staircase to first floor, understairs storage cupboard and door to dining room. The dining room has two windows to rear elevation and door to breakfast/kitchen. The kitchen includes a matching range of wall and base units incorporating rolled edge worksurfaces with sink unit, integrated fridge/freezer and dishwasher with tiled floor and door to garden room. The garden room has triple aspect windows overlooking the garden and patio doors to exterior.

First Floor

The first floor landing provides access to first floor accommodation and window to front elevation. The master bedroom has a window to front elevation and door to en-suite shower room. There are three further bedrooms and a house bathroom comprising panelled bath with shower over, pedestal wash hand basin and low level WC.



Externally

Garden

The garden boasts generous gardens on three sides of the property mainly laid to lawn with fence and hedged boundaries.

Driveway

Gravelled driveway providing off-street parking for numerous vehicles.

Double garage

Double garage with timber double doors to front elevation, power, light and personal door to side elevation.

Owners Insight

'We have lived here for 25 years and its been a lovely special place to call home. The village is warm and friendly and the house offers real privacy - spacious, not over-looked and with its own drive. Its been the perfect home for our family over the past years.'

Tenure

The property is believed to be offered freehold with vacant possession on completion.

Local Authority and Council Tax

Durham County Council Tel: 03000 26 00 00.

For Council Tax purposes the property is banded F.

Particulars

Particulars written in May 2025.

Photographs taken in May 2025.

Conditions of Sale – Anti-Money Laundering

Should a purchaser(s) have an offer accepted on a property marketed by GSC Grays they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £37.50 plus VAT (£45.00 inc VAT) per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

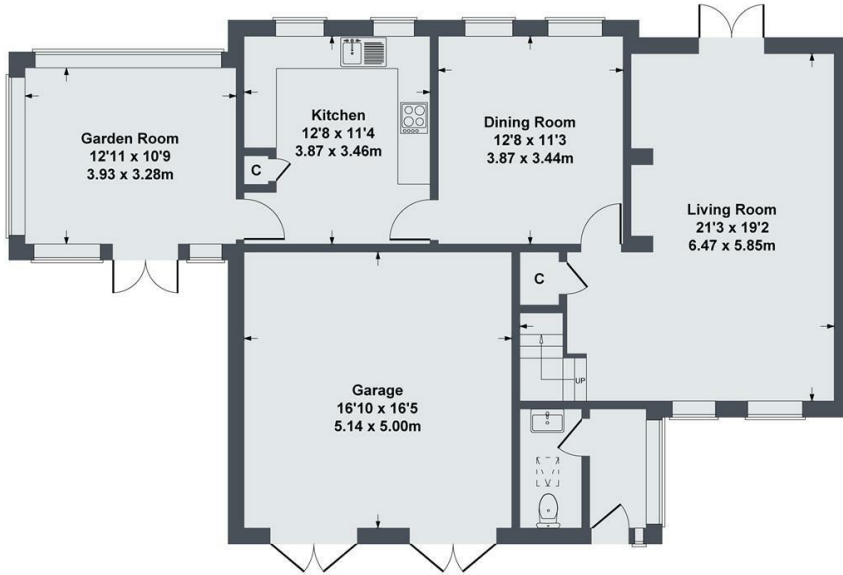
Services and Other Information

Mains electricity, drainage and water are connected. LPG central heating.

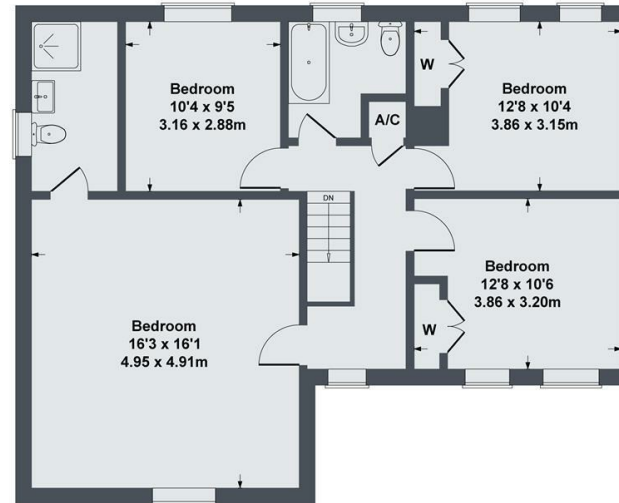
Please note, the solar panels and feed in tariff are included in the sale.

Highcliffe Edge, Winston

Approximate Gross Internal Area
2002 sq ft - 186 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.

Produced by Potterplans Ltd. 2025

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	61	71
	EU Directive 2002/91/EC	



DISCLAIMER NOTICE:

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

- These particulars, including any plan are a general guide only and do not form any part of any offer or contract.
- All descriptions including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise.
- Neither GSC Grays nor the vendor accept responsibility for any error that these particulars may contain however caused.
- Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first.
- Nothing in these particulars shall be deemed to be a statement that the property is in good condition / repair or otherwise, nor that any services or facilities are in good working order.
- Please discuss with us any aspects that are important to you prior to travelling to the view the property.