



VENTURE  
PLATINUM



Highcliffe Edge | Darlington  
£440,000





This immaculately presented four bedroom detached property comes to the market and is situated on Highcliffe Edge within the highly desirable village of Winston, located on a quiet cul de sac. In brief the home comprises of an entrance hallway, lounge, dining room, kitchen and cloakroom, with Oil Central Heating system throughout. To the first floor there are four double bedrooms and a family bathroom. Externally to the front of the property there is a gravelled driveway providing off street parking, a garden which is laid to lawn and a double garage. To the rear of the property there is a garden which is laid to lawn with a patio area.

Viewing is highly recommended.

#### Entrance

Upvc double glazed door to front, stairs to first floor landing with under stairs storage space and radiator.

#### Downstairs Cloakroom

Upvc double glazed window to front, w/c, wash hand basin and radiator.

#### Lounge 7.42m x 3.48m (24'4 x 11'5)

Upvc double glazed window to front and sliding doors to rear. Fitted with a log burner.

#### Conservatory 4.11m x 3.23m (13'6 x 10'7)

Upvc double glazed windows.

#### Dining Room 4.24m x 3.25m (13'11 x 10'8)

Upvc double glazed window to rear and radiator.

#### Kitchen 4.27m x 3.33m (14 x 10'11)

Upvc double glazed window to rear, fitted with wall, base and drawer units, integrated fridge and freezer. There is space for a washing machine, tumble dryer and dishwasher. Induction hob with eye level double oven, sink unit and door to side.

#### First Floor Landing

Fitted with storage cupboard.

#### Bedroom One 4.88m x 4.57m (16 x 15)

Upvc double glazed window to front, fitted wardrobes and radiator.

#### Bedroom Two 3.48m x 3.25m (11'5 x 10'8)

Upvc double glazed window to rear, with fitted wardrobes and radiator.

#### Bedroom Three 3.40m x 3.35m (11'2 x 11)

Upvc double glazed window to rear, fitted wardrobes and radiator.

#### Bedroom Four 3.48m x 3.23m (11'5 x 10'7)

Upvc double glazed window to front and radiator.

#### Bathroom

Upvc double glazed window to rear, fitted with bath and shower cubicle, w/c, wash hand basin and radiator.







### Externally

To the front of the property is a garden that is mainly laid to lawn and a driveway for multiple vehicles. There is also access to the double garage.

To the rear is a garden that is mainly laid to lawn with a patio area.

### Council Tax

Band F







**Tenure**  
Freehold

**Note**

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house



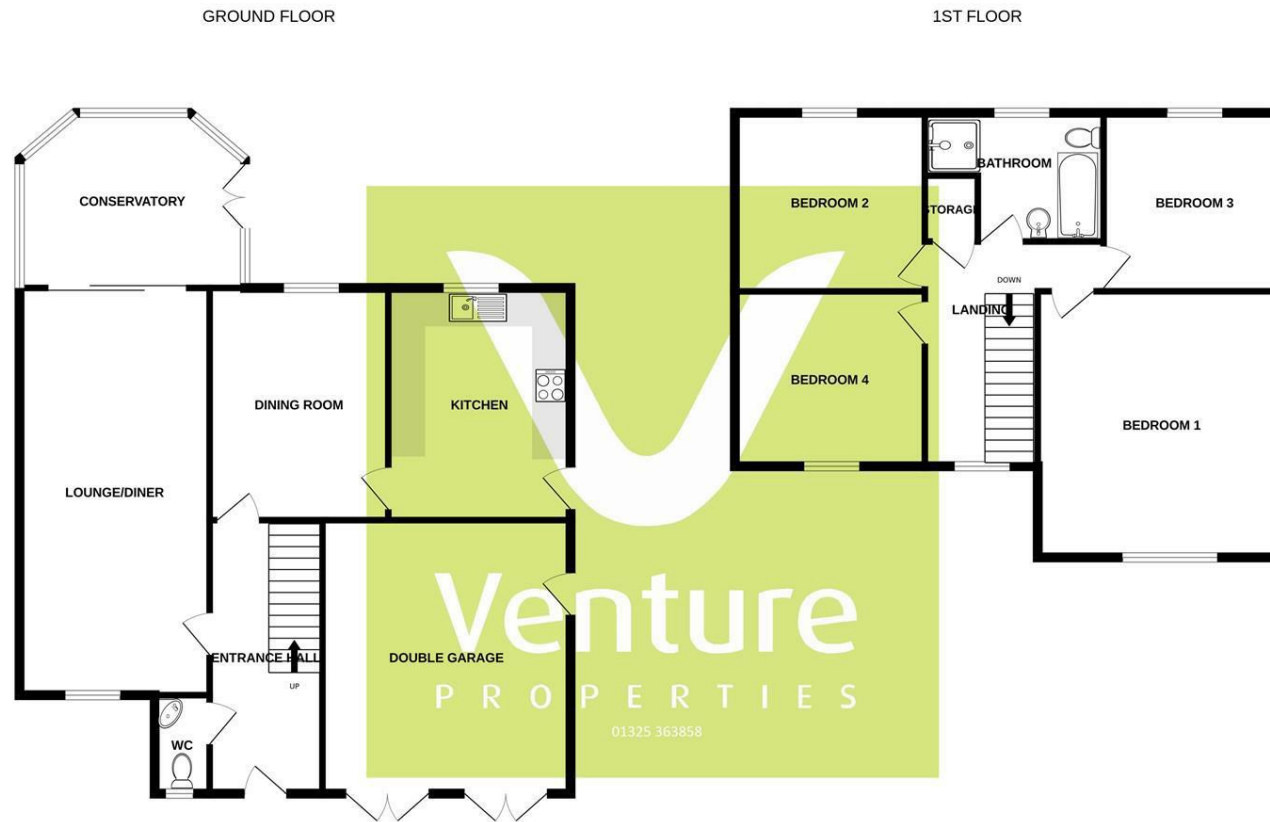








# 1 Highcliffe Edge | Darlington



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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