



VENTURE
PLATINUM

Highcliffe Edge | Winston

Offers Over £400,000



Nestled in the charming village of Highcliffe Edge, Winston, this stunning four-bedroom detached house offers an exceptional living experience. With three generously sized reception rooms, the property provides ample space for both relaxation and entertaining. The spacious living accommodation is designed to cater to modern family life, ensuring comfort and convenience at every turn.

The house boasts four well-appointed bedrooms, perfect for families or those seeking extra space for guests. With three bathrooms, including en-suite facilities, morning routines and family life are made effortless.

Set within beautifully landscaped gardens, the outdoor space is ideal for enjoying the fresh air and hosting gatherings. The property also features a double garage, providing secure parking for up to four vehicles, a rare find in such a picturesque location. The property has the benefit of solar panels.

Highcliffe Edge is well-connected, with excellent routeways that allow for easy access to both town and countryside. This delightful home combines the tranquillity of village life with the convenience of nearby amenities, making it a perfect choice for those looking to settle in a serene yet accessible area.

In summary, this remarkable detached house in Highcliffe Edge is a true gem, offering spacious living, beautiful gardens, and a prime location. It is an ideal opportunity for families or anyone seeking a peaceful retreat with all the modern comforts.

Entrance Hallway

With staircase to the first floor with storage cupboard under.

Lounge 6.45 x 3.96 (21'1" x 12'11")

Running front to rear of the property with feature fireplace incorporating log burner, double glazed window to front elevation, central heating radiators, open doors leading into the pleasing conservatory.

Conservatory 4.09 x 3.12 (13'5" x 10'2")

Situated to the rear of which is a nice and light room with double glazed French doors leading out to the landscaped private rear garden.

Dining Room 3.84m x 3.23m (12'7 x 10'7)

Situated to the rear of the property with central heating radiator and double glazed window overlooking the rear garden.

Kitchen 3.84m x 3.35m (12'7 x 11'0)

The kitchen has been refitted by the previous owner with a quality range of wall, base and drawer units with contrasting work surfaces the property boasts an aga cooker and has double glazed window to the rear elevation there is access leading into an integral double garage.

Downstairs Cloaks

With a low level W,C and wash hand basin

First Floor Landing

With double glazed window to the front elevation.





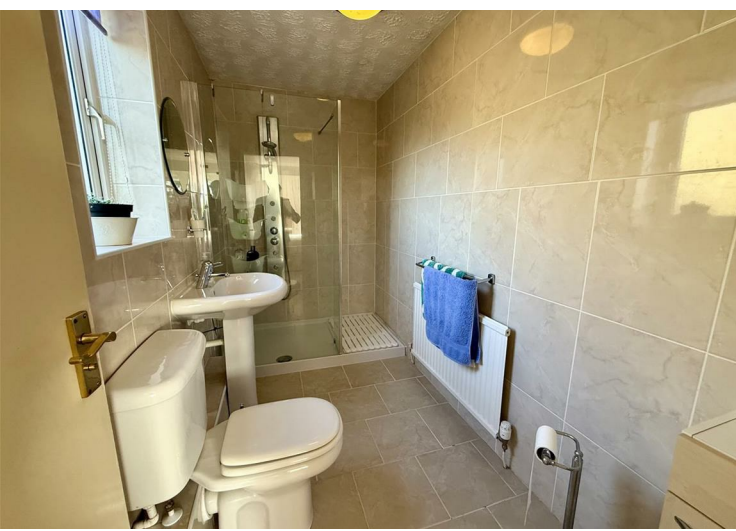
Bedroom One 4.95m x 4.57m (16'3 x 15'0)

A stunning sized room with double glazed window, central heating radiator and access leading into the en-suite.

En-Suite 3.05m x 1.52m (10' x 5'0)

With a suite comprising shower set within a cubicle, low level W.C. Wash hand basin and central heating radiator.





Bedroom Two 3.96m x 3.23m (13'0 x 10'7)

Situated to the rear with double glazed window and central heating radiator

Bedroom Three 3.96m x 3.15m (13'0 x 10'4)

Situated to the front with double glazed window and central heating radiator.

Bedroom Four 3.15m x 2.62m (10'4 x 8'7)

Situated to the rear with double glazed window and central heating radiator.

Bathroom

With modern suite comprising double walk-in shower, wash hand basin and low level W.C.



Externally

To the front there is a double garage and spacious driveway which is shared access to provide access onto 24, To the rear the home has a fantastic sized rear landscaped garden which has been well cared for by the previous owner.

Property Details

Local Authority: Durham

Council Tax Band: F

Annual Price: £3,512

Conservation Area: No

Flood Risk: Very low

Floor Area: 1,808 ft² / 168 m²

Plot size: 0.17 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

6 Mbps

Superfast

45 Mbps

Ultrafast

8500 Mbps

Satellite / Fibre TV Availability

BT

Sky

Tenure

Freehold

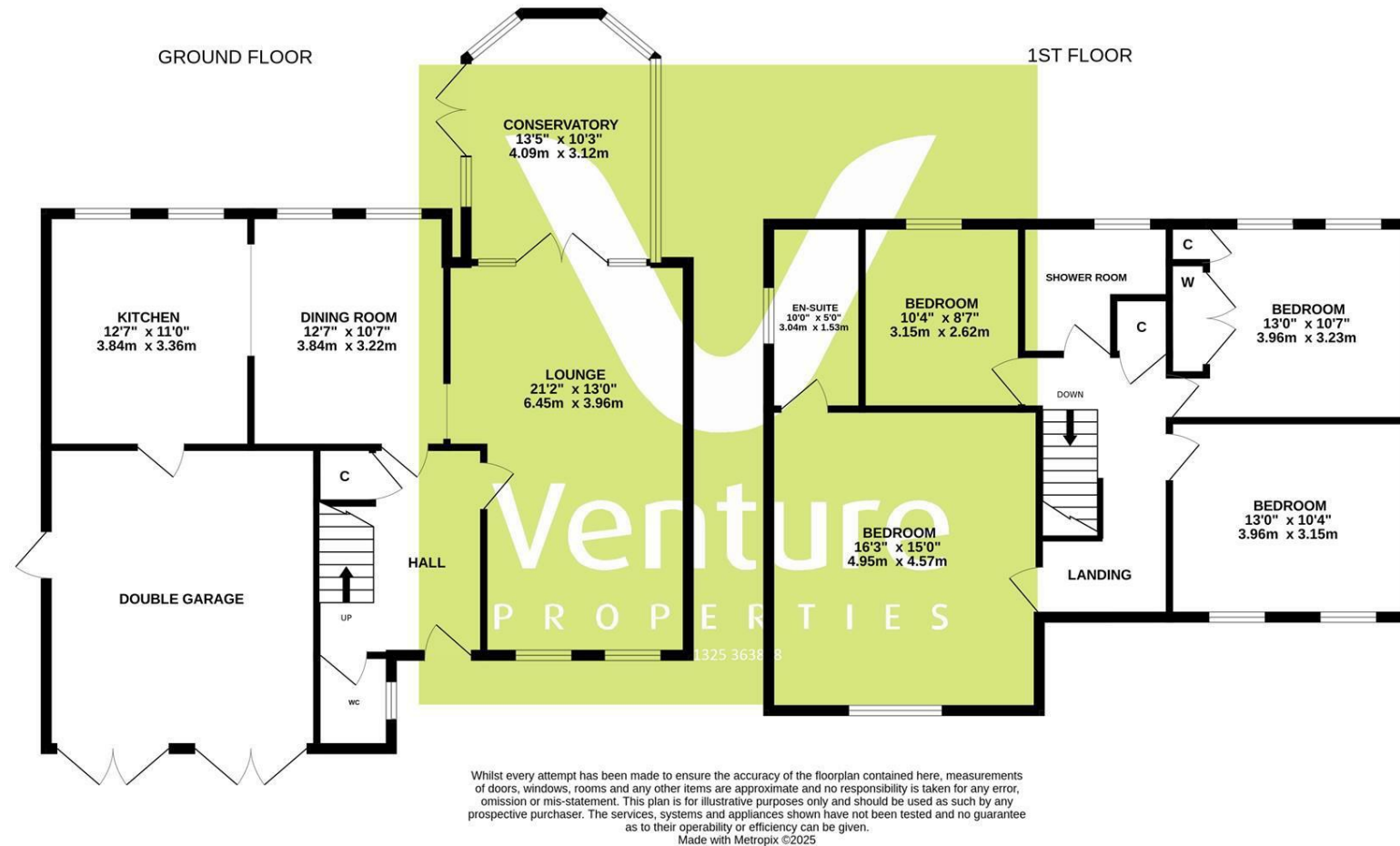
Note

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





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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.