



## 22 Highcliffe Edge, Winston, Darlington Offers In The Region Of £465,000

A truly outstanding opportunity has arisen to acquire a beautifully presented five bed roomed detached residence situated on Highcliffe Edge within the highly desirable village of Winston. Located on a quiet cul de sac in brief this delightful residence is comprised of an entrance porch way, a welcoming entrance hallway, a living room, dining room, kitchen, study, cloakroom a principal bedroom with an en suite shower room, four further bedrooms and a family bathroom. Externally to the front of the property there is a gravelled driveway providing off road car 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 and complimented with a variety of mature plants and shrubs, a pond, a shed providing useful storage and a patio area which is ideal for out door entertaining. Offering impressive, ready to move into accommodation, the need for internal viewing is paramount in order to appreciate this beautiful residence.





# 22 Highcliffe Edge, Winston, Darlington

## General Remarks

Offered For Sale with NO ONWARD CHAIN

A superb opportunity has arisen to acquire a five roomed detached residence occupying a most pleasing position on Highcliffe Edge within the highly desirable village of Winston

UPVC double glazed windows throughout

Oil Fired central heating

Council Tax band F

We recommend viewings at the earliest opportunity to avoid disappointment.

## Location

The property is located in the idyllic Village of Winston close to the banks of the River Tees. The Village is surrounded by glorious open countryside yet is just a short distance from both Barnard Castle and Darlington. The Village has a Church and a vibrant village hall which regularly hosts various events. The surrounding countryside is perfect for outdoor enthusiasts as the property is well-located for walking, cycling and horse riding with quiet country lanes and beautiful scenery. The property is in the catchment area for first class local schools including Gainford C of E Primary school and Staindrop Academy. The prestigious Barnard Castle School is close by providing private education. For commuting purposes the property is within easy reach of Darlington's mainline railway station, Teesside and Newcastle airports. The A66 and A1M are also within easy reach and provide access to the commercial centres throughout the region.

## Entrance Porch Way

The property is entered through a UPVC double glazed door with double glazed windows to either side leading in to an entrance porchway. The porch way has stone walls. A partially glazed door leads into the entrance hallway.

## Entrance Hallway

The welcoming hallway is warmed by a central heating radiator and benefits from a tiled floor and an under stairs cupboard providing useful storage. A door leads into the integral garage.

## Study

10'4" x 10'7"

The study is situated to the front elevation of the property. Warmed by a central heating radiator and benefiting from a double glazed window.

## Living Room

29'1" x 11'7"

The living room offers an abundance of natural light. Warmed by a central heating radiator and benefiting from a marble fire surround with iron inserts and a tiled hearth, double glazed windows overlooking the side elevation of the property and double glazed French doors which lead out to the rear garden.

## Kitchen / Breakfast Room

18'4" x 10'11"

The kitchen is fitted with a comprehensive range of wall, floor and drawer units with contrasting worktops incorporating a composite sink and drainer. The kitchen benefits from a tiled floor, an electric Aga, a dishwasher and two Velux windows to the ceiling. A double glazed door leads out to the rear garden. There is ample room for a dining table.

## Dining Room

12'7" x 10'9"

The dining room is warmed by a central heating radiator and benefits from double glazed windows to the rear and side elevations.

## Cloakroom

The cloakroom is situated on the half landing. Warmed by a central heating radiator, benefiting from a tiled floor and fitted with a modern suite comprising of a wash hand basin and a low level WC.

## First Floor Landing

A staircase leads to the first floor landing. The landing has a UPVC double glazed window overlooking the front of the property, an airing cupboard providing useful storage and a hatch giving access to the loft which has a drop down ladder and is partially boarded.

## Principal Bedroom

16'1" x 15'2"

The principal bedroom is situated to the front elevation of the property. Warmed by a central heating radiator and benefiting from a UPVC double glazed window, built in wardrobes providing useful storage and an adjoining en suite bathroom.

## En Suite bathroom

The en suite bathroom has a UPVC double glazed window overlooking the side elevation of the property and is fitted with a suite comprising of a panelled bath with overhead electric shower, a wash hand basin and a low level WC.

## Bedroom Two

11'3" x 11'6"

A double bedroom warmed by a central heating radiator and benefiting from a UPVC double glazed window overlooking the rear garden.

## Bedroom Three

10'1" x 12'5"

With two UPVC double glazed windows overlooking the front elevation of the property a double bedroom warmed by a central heating radiator.

## Bedroom Four

13'3" x 9'0"

A double bedroom warmed by a central heating radiator and benefiting from a UPVC double glazed window overlooking the side elevation of the property and a built in wardrobe providing useful storage.

## Bedroom Five

10'4" x 9'0"

A double bedroom with pleasant views overlooking the rear elevation of the property. Warmed by a central heating radiator and benefiting from a UPVC double glazed window and a built in wardrobe providing useful storage.

## Bathroom

The bathroom has laminated flooring, tiled walls, a UPVC double glazed window and is fitted with a suite comprising of a panelled bath with over head electric shower, a wash hand basin and a low level WC.

## Externally

Externally to the front of the property there is a gravelled driveway providing off road car 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 and complimented with a variety of mature plants and shrubs, a pond, a shed providing useful storage and a patio area which is ideal for out door entertaining.

