



Set back from the main A167 in the quiet cul-de-sac of St Edwin's close, High Coniscliffe, this Beautiful detached bungalow offers a quiet retreat with un-spoilt rural views over the picturesque farmland to the rear. The property boasts two spacious open plan reception rooms, along with three well-proportioned bedrooms, it is ideal for families or those seeking a peaceful village abode.

The bungalow features a generously sized bathroom plus a second W/C and benefits from off-road parking for up to three vehicles, along with a large single garage, ensuring convenience for residents and guests alike. The location is particularly appealing, set back from the main road between Darlington and Barnard Castle, allowing for a serene living environment while still being within walking distance of the highly regarded restaurant and pub, The Spotted Dog.

This property presents a unique opportunity to enjoy the best of rural living, with the charm of a close-knit community and the convenience of nearby amenities. Whether you are looking to downsize, invest, or find your forever home, this Chain Free bungalow is a must-see for anyone seeking comfort and tranquility in a truly beautiful setting.





- Quiet village location, High Coniscliffe
- Outstanding rural views to the rear
- Open plan Living / Dining
- Close to highly regarded restaurant and Pub, The Spotted Dog.
- 10 Minutes from Darlington center.
- 3 Bedroom Bungalow
- Off street parking and large Garage
- Large Bathroom and second W/C

GENERAL INFORMATION:

Tenure: Freehold
 Services: Oil heating, mains electric, water and drainage.
 Double glazing
 Local Authority: Darlington Borough Council (Tax Banding E)

Buyers Identification Checks

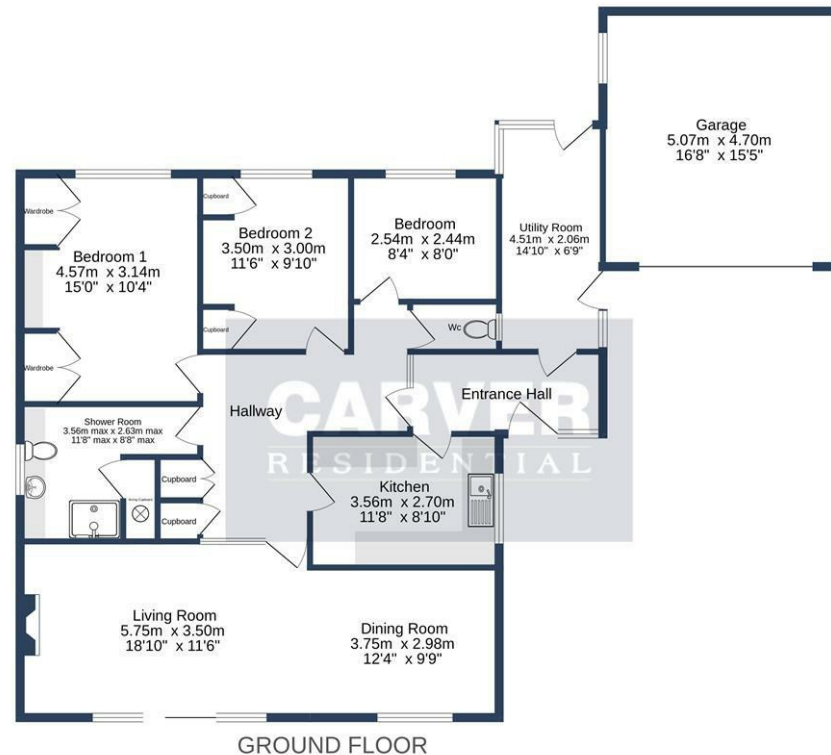
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ST EDWINS CLOSE, HIGH CONISCLIFFE, DL2 2NQ.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
81-91 A		
69-80 B		
55-68 C		
45-54 D		
35-44 E		
25-34 F		
15-24 G		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC

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