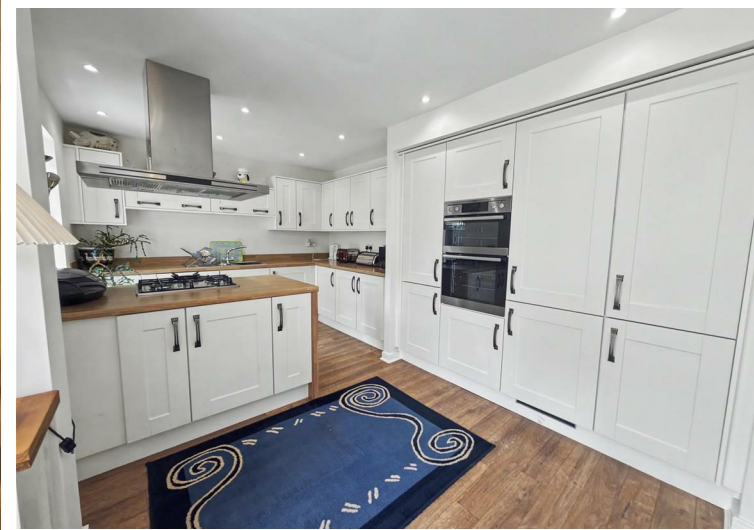




VENTURE
PLATINUM

Highgrove Close | Darlington
£420,000





Occupying a fantastic plot within the highly desirable Mowden location, this impressive four-bedroom Bellway-built detached home offers spacious, beautifully presented accommodation ideal for modern family living, all within close proximity to outstanding schools.

Having been significantly enhanced by the current owners, the property benefits from a stunning extended dining/sun room, creating a wonderful space for both entertaining and relaxing. The generous internal layout briefly comprises two elegant reception rooms together with a superb open-plan kitchen/dining/sitting area, perfectly designed as the heart of the home. The principal bedroom further benefits from a stylish en-suite shower room.

Externally, the property continues to impress with beautifully landscaped gardens to both the front and rear, while a double driveway provides ample off-street parking and leads to a detached double garage.

Rarely do homes of this size and quality become available in such a sought-after setting, therefore early viewing is highly recommended to fully appreciate all that this exceptional family home has to offer.

Entrance Hallway
With front door and stairs to the first floor.

Living Room 3.66m x 6.28m (12'0" x 20'7")
A delightfully light room running front to rear with double glazed window to the pleasing front elevation, and to the rear double glazed French doors can be located.

Dining Room 4.06m x 3.10m (13'3" x 10'2")
A versatile room that is currently used as a formal dining room with a window to front elevation.



Kitchen Breakfast Sitting/ Sun Room 6.08m x 5.19m (3.01m x 1.82m for sun room) (19'11" x 17'0" (9'10" x 5'11" for sun room))

This open plan room has good sized accommodation, the kitchen area is well-equipped and designed with practicality in mind. It features white cabinetry with ample storage, integrated appliances including a double oven and a gas hob with an extractor above. The wooden worktops add warmth to the space, while recessed lighting ensures the room is well-lit. The kitchen opens to a seating area with double doors leading to the garden, allowing plenty of natural light to flood in.

The sitting/garden room adjoins the rear of the property, offering a light-filled space with glass walls and roof. This area is ideal for enjoying garden views while seated comfortably, providing an additional versatile living space that benefits from an abundance of natural light.

Utility Room 1.90m x 2.69m (6'2" x 8'9")

With units, plumbing connections for an automatic washing machine, rear back door and access into the cloakroom/WC.

Cloakroom/WC

With a low level WC and wash hand basin.

First Floor

Landing area.





Bedroom 1 5.42m x 3.10m (17'9" x 10'2")

A good sized double bedroom with window to the rear elevation and access leading into the en-suite.

En-Suite 1.35m x 2.20m (4'5" x 7'2")

The shower room includes a modern glass-enclosed shower, a pedestal sink, and a toilet. Neutral tiles and fittings create a fresh and clean look, with a window providing light and ventilation.

Bedroom 2 3.35m x 3.07m (10'11" x 10'0")

A good double sized guest bedroom with a window to the front elevation.

Bedroom 3 3.82m x 3.06m (12'6" x 10'0")

Another good double sized bedroom with a window to the rear elevation.

Bedroom 4 2.79m 3.06m (9'1" 10'0")

A good double sized bedroom with a window to the front elevation.

Bathroom/WC 1.88m 2.04m (6'2" 6'8")

The family bathroom is practical and well-appointed, featuring a bath with a shower attachment, a pedestal sink, and a toilet. Light-coloured tiling on the walls and floor brightens the space, while a window brings in natural light and ventilation.

Outside

The home stands on a large landscaped plot with double driveway to the front leading to a double garage. The rear garden is a well-maintained, private outdoor space featuring a generous lawn bordered by mature shrubs and trees. A paved patio runs along the rear of the house, perfect for outdoor seating and entertaining. The garden is enclosed by wooden fencing, creating a safe and secluded environment.

Property Information

24 Highgrove Close | Darlington



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.

45 Duke Street, Darlington, County
Durham, DL3 7SD

01325 363858
www.venturepropertiesuk.com