



VENTURE  
PLATINUM

# Highgrove Close | Darlington

£560,000



This beautifully and immaculately presented detached, four bedroom house presents an exceptional opportunity for those seeking a spacious and elegant family home. Boasting four generously sized bedrooms, this stunning property is designed to accommodate both comfort and style.

In brief, upon entering, you are greeted by two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The modern kitchen is a chef's dream, equipped with high-tech appliances that make cooking a delight. With three bathrooms, including a convenient downstairs toilet, this home ensures that family life runs smoothly.

The exterior of the property is equally impressive, featuring a wraparound garden that offers ample space for outdoor activities and relaxation. The grand driveway leads to a double garage, providing parking for multiple vehicles, a rare find in today's market.

This home is not just a place to live; it is a sanctuary that combines modern living with luxury at it's best and is sure to impress.

Don't miss the chance to make this stunning house your new home.

#### Entrance Hall

Door to front, Oak and glass panelled staircase to first floor landing, storage cupboard with Upvc double glazed window to the side and radiator. Alarm control panel and under stairs storage cupboard.

#### Study 3.12m x 1.88m (10'3 x 6'2)

Upvc double glazed window to front and radiator.

#### Downstairs Cloaks

Upvc double glazed obscure window to side, wall hung w.c, wash hand basin, designer sink in vanity unit, heated slim line towel rail, fully tiled walls and floor.

#### Lounge 7.39m x 3.63m (24'3 x 11'11)

Upvc double glazed window to front, media wall with integral electric fire, two radiators and French doors leading out into the garden.

#### Kitchen/Diner 5.64m x 4.17m (18'6 x 13'8)

Upvc double glazed window to side, an array of modern high gloss grey wall, base and drawer units, integrated tall fridge, tall freezer, dishwasher, wine chiller and Neff coffee machine. There is a Neff ceramic 900mm wide electric hob with extractor over. Two Neff integrated dual ovens with slide and hide doors, integrated Neff combination microwave. Tap for boiling water, plinth heaters and spotlights to ceiling. There is also a breakfast bar. Open plan to both Garden and Family rooms

#### Garden Room 4.62m x 3.68m (15'2 x 12'1)

Upvc double glazed bi-fold doors to side, under floor heating and electric, thermostatically controlled, apex glazed roof, that automatically opens to allow ventilation. Two side window panels and radiator. A bright and airy space.

#### Family Room 4.32m x 3.40m (14'2 x 11'2)

Upvc double glazed, double doors to side, media wall with inset tv and glass real flame effect fire.

#### Utility Room

Upvc double glazed window to front, fitted with base units, integrated sink unit, washing machine and tumble dryer. Door to side and radiator.

#### First Floor Landing

Spacious area with access to a fully boarded loft, storage cupboard and radiator.

#### Bedroom One 5.49m x 3.73m (18' x 12'3)

Upvc double glazed window to front and radiator with access to the adjoining dressing room and en-suite bathroom.

#### Dressing Room 3.73m x 1.55m (12'3 x 5'1)

With Upvc double glazed slim window to rear, fitted wardrobes and drawers.





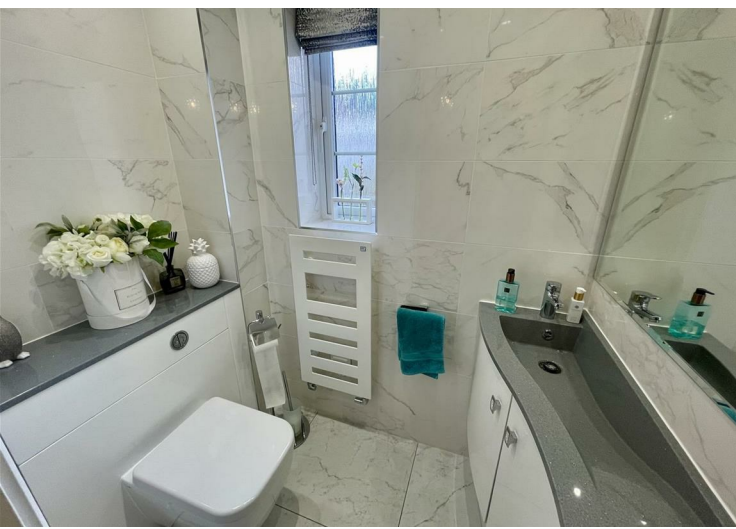
**En-Suite 3.05m x 2.26m (10' x 7'5)**

Upvc double glazed window to front, panelled bath, shower cubicle with waterfall shower head and Sun shower infrared light feature. There is also a feature Vitra Washlet, wall hung w.c, equipped with various functions and settings. Wash hand basin in vanity, radiator and fully tiled walls and floor.

**Bedroom Two 3.43m x 3.15m (11'3 x 10'4)**

Two Upvc double glazed windows to rear, Illuminated colour changing bedside shelves and radiator.





**Bedroom Three 3.71m x 2.77m (12'2 x 9'1)**

Upvc double glazed window to rear and radiator. Access to Jack & Jill en-suite Bathroom.

**Jack & Jill En-Suite**

Upvc double glazed window to side, fitted with 1200 Shower cubicle with waterfall head and spray, wall hung w.c, wash hand basin in vanity unit and under floor heating. Fully tiled walls and floor.

**Bedroom Four 2.82m x 3.02m (9'3 x 9'11)**

Upvc double glazed window to front, fitted wardrobes and radiator. Access to Jack & Jill en-suite bathroom.

**Family Bathroom 3.05m x 1.80m (10' x 5'11)**

Upvc double glazed window to front, German steel bath with state of the art, concealed Bluetooth speakers, shower cubicle, wall hung w.c and wash hand basin in vanity unit. Radiator, tiled walls and floor and spotlights to ceiling.



### Externally

To the front is a grand driveway with accommodation for several vehicles. Access to double garage and gated access to rear garden.

A spacious wrap around garden to the rear, with a few paved areas to provide seating. One of which being adjacent to the Garden room, with canopy over and glazed panels to side. There are raised, fully established borders with lighting and artificial lawn areas, A Summer House with glazed doors and a lean too, part glazed shed.

### Property Details

Local Authority: Darlington

Council Tax Band: F

Annual Price: £3,263

Conservation Area: No

Flood Risk: Very low

Floor Area

1,991 ft 2 / 185 m 2

Plot size: 0.12 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

2 Mbps

Superfast

80 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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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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