

Highgrove Close, DL3 9XQ
4 Bed - House - Detached
Offers Over £425,000

Council Tax Band: F
EPC Rating:
Tenure: Freehold

SMITH & FRIENDS
ESTATE AGENTS

Highgrove Close, DL3 9XQ

*** SOUTH FACING GARDEN ***
*** SOUGHT AFTER WEST END AREA OF DARLINGTON ***

On the market, this lovely four bedroom detached family home, located within a quiet cul-de-sac location, off the popular Yiewsley Drive Development in the sought after area of West End, Darlington. Located close to local amenities, and good schooling and transport links.

The property briefly comprises of; entrance hall, two reception rooms, with the living room at the front of the property, whilst the rear of the property has a play room/sitting room, and open-plan kitchen / diner, downstairs wc and utility area within the garage.

The first floor provides a landing, with four double bedrooms, (Bedroom 1 with walk-in dressing room and en-suite shower room), (Bedroom 2 has an en-suite shower room), and a family bathroom.

Externally, the property has a double width driveway and double garage to the front of the property, with a well maintained lawn. At the rear you will find a patio area and lawn, benefitting from being south facing.

For a viewing contact SMITH & FRIENDS - Estate Agents Darlington, Early viewing is highly recommended.

GROUND FLOOR

Entrance Hall

Living Room
16'6" x 11'1" (5.05m x 3.39m)

Play Room / Sitting Room
9'10" x 10'5" (3.00m x 3.20m)

Kitchen / Dining Room
16'0" x 23'6" (4.90m x 7.18m)

FIRST FLOOR

Landing
4'09 x 13'09 (1.45m x 4.19m)

Bedroom 1
9'10" x 18'2" (3.00m x 5.55m)

Dressing Area

En-Suite Shower Room
6'2" x 7'6" (1.88m x 2.30m)

Bedroom 2
15'2" x 11'2" (4.64m x 3.42m)

En-Suite Shower Room
6'10 x 4'6 (2.08m x 1.37m)

Bedroom 3
9'5" x 11'1" (2.88m x 3.39m)

Bedroom 4
11'5" x 10'11" (3.49m x 3.35m)

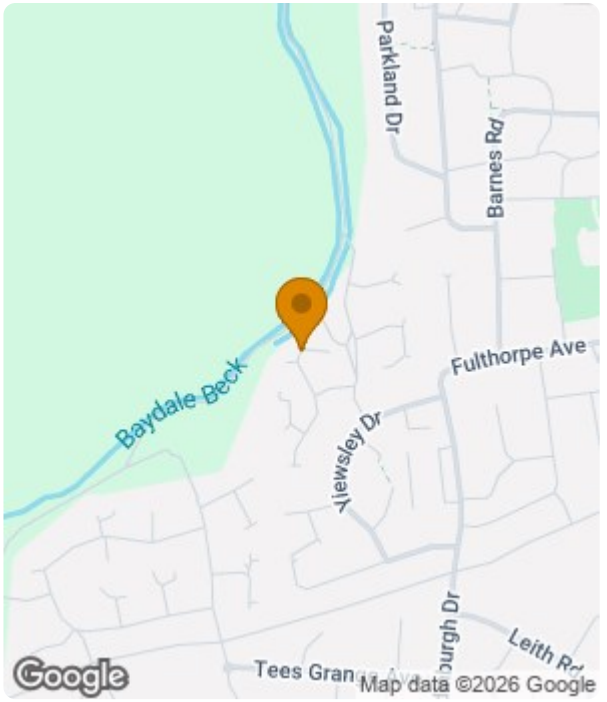
Family Bathroom
6'2" x 6'8" (1.89m x 2.04m)

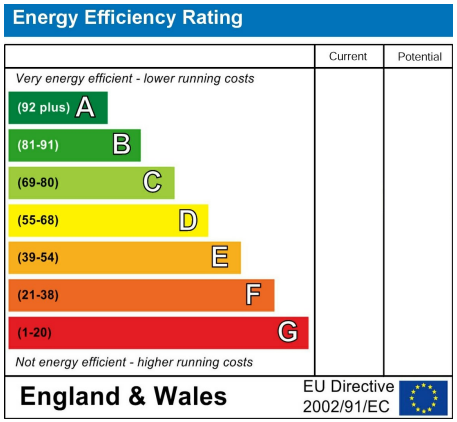
DOUBLE DETACHED GARAGE
19'4" x 17'10" (5.90m x 5.46m)



Total area: approx. 177.5 sq. metres (1910.9 sq. feet)

Sketch Plan: Not To Scale. For Illustrative Purposes Only. Created by HJ Cadplan Ltd.
Plan produced using PlanUp.





For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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