



11, Highgrove Close,

Darlington, DL3 9XQ

Offers in the region of £545,000

House - Detached
4 Bedroom/s
3 Bathroom/s

An extended, detached family home located within the ever popular Yiewsley Drive development in the heart of the West End of Darlington - within a few minutes walk to the Mowden Shops. This recently built property is located within a beautiful, maturing estate and is situated within a cul-de-sac and benefits from a west facing rear garden with recently upgraded patio area, double driveway and double garage. The property is extremely well proportioned and briefly comprises entrance hallway, study, large living room, downstairs WC, separate cloakroom, family room with open plan aspect into the kitchen/dining room/orangery along with utility room beyond. The first floor landing gives access to four double bedrooms, two en-suite shower rooms and family bathroom. Bedroom one also benefits from a useful dressing area with fitted wardrobe space. Overall a very impressive property which should be viewed at the earliest opportunity.





- STUNNING WEST END HOME
- GROUND FLOOR EXTENSION
- DOUBLE GARAGE
- WEST FACING REAR GARDEN
- DOUBLE DRIVEWAY
- TWO EN-SUITE SHOWER ROOMS

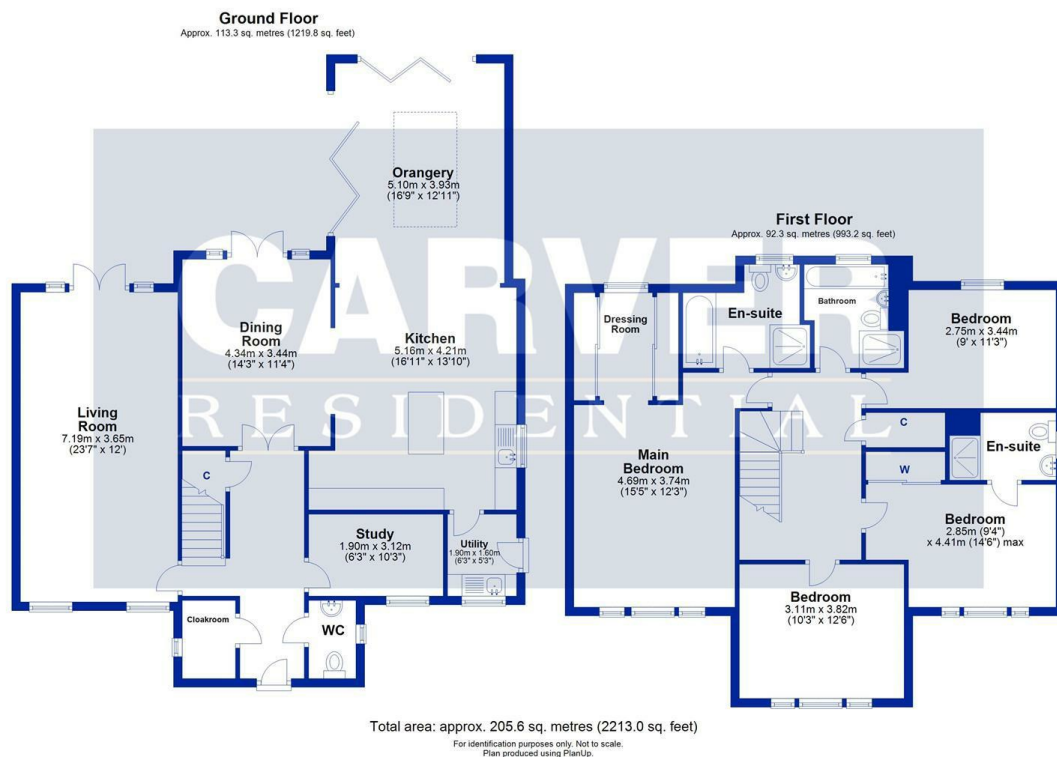
GENERAL INFORMATION:
Tenure: Freehold
Services: Gas central heating, mains electric, water and drainage.
Double glazing
Local Authority: Darlington Borough Council (Tax Banding F)



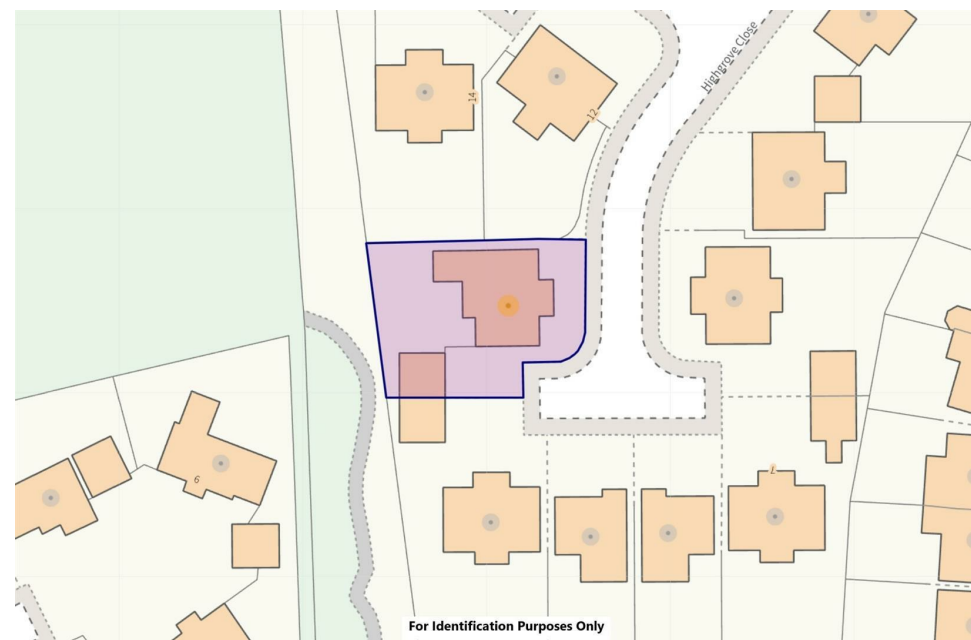








Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
81-91 A		85
69-80 B	78	
55-68 C		
43-54 D		
31-42 E		
21-30 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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