



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 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:

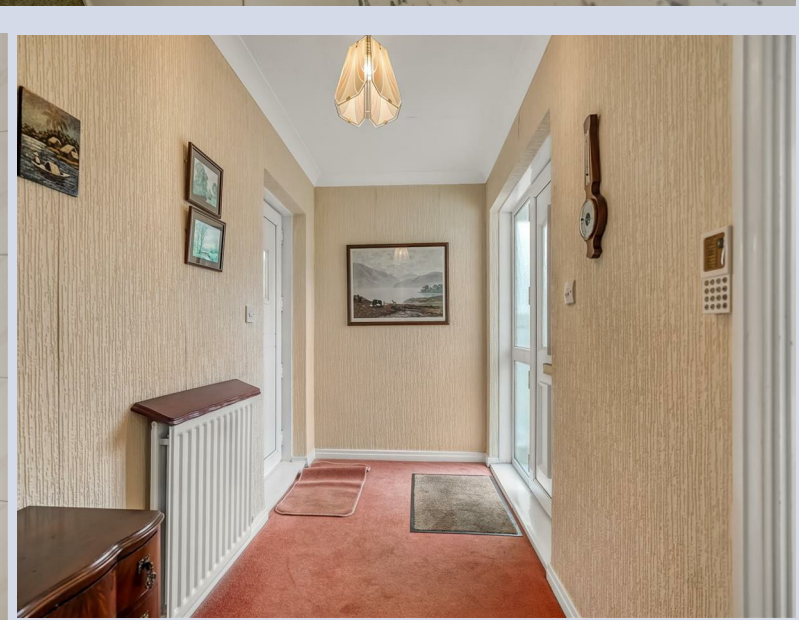
Tenure: Freehold

Services: Oil heating, mains electric, water and drainage.

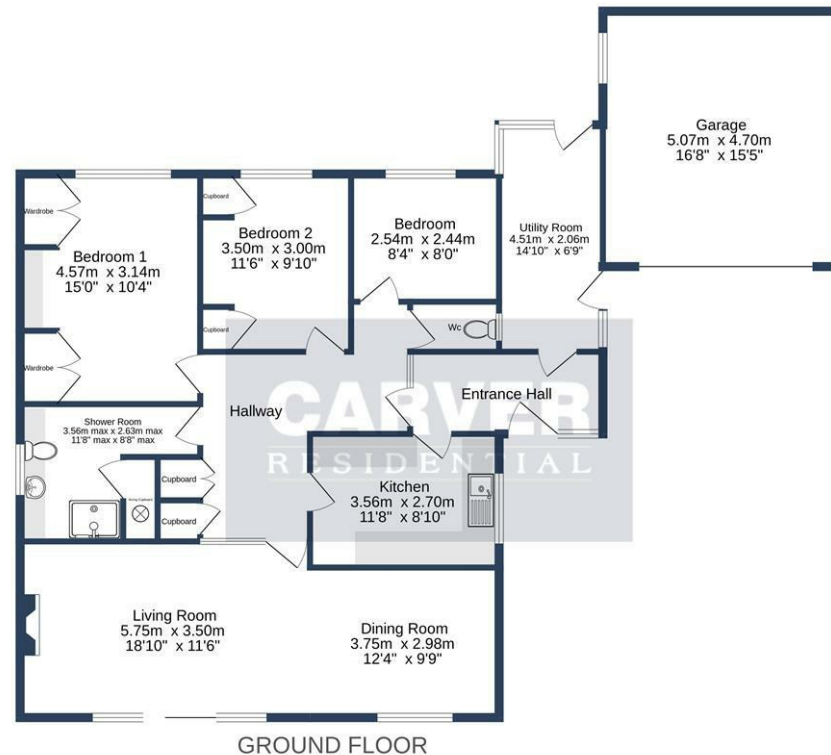
Double glazing

Local Authority: Darlington Borough Council (Tax Banding E)









ST EDWINS CLOSE, HIGH CONISCLIFFE, DL2 2NQ.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
102-151 kWh/m² A		
81-101 kWh/m² B		
69-80 kWh/m² C		
55-68 kWh/m² D		
49-54 kWh/m² E		
41-48 kWh/m² F		
35-40 kWh/m² G		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC

78

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14 Duke Street, Darlington
Co Durham, DL3 7AA
01325 357807
sales@carvergroup.co.uk

63 Dalton Way, Newton Aycliffe
Co Durham DL5 4NB
01325 320676
aycliffe@carvergroup.co.uk

41 Market Place, Richmond
North Yorkshire, DL10 4QL
01748 825317
richmond@carvergroup.co.uk

219 High Street, Northallerton
North Yorkshire DL7 8LW
01609 777710
northallerton@carvergroup.co.uk

www.carvergroup.co.uk