



VENTURE  
PLATINUM

Kings Head Cottages. | Royal Oak  
Offers Over £795,000



Nestled in the charming location of Royal Oak close to the village of Heighington, near Darlington, this individually designed four-bedroom detached home offers a unique blend of modern living and picturesque countryside views. Recently constructed to an exceptionally high standard, this property is a true gem for discerning buyers seeking both comfort and style.

Upon entering, you will be greeted by three spacious reception rooms, perfect for entertaining guests or enjoying quiet family time. The heart of the home is undoubtedly the mezzanine floor, which boasts stunning open views across the surrounding countryside, creating a serene atmosphere that is hard to resist.

The property features four well-appointed bedrooms, providing ample space for family and guests alike. With three modern bathrooms, convenience and privacy are assured for all residents. Also boasting, solar panels, triple Glazed Windows, electric car charger in garage, Air source heating, mechanical ventilation and electric garage door.

Outside, the beautifully landscaped gardens offer a tranquil retreat, while the excellent parking facilities, including a double detached garage, ensure that you will never be short of space for vehicles or outdoor equipment.

This remarkable home is a must-see, and viewing is highly advised at the earliest opportunity. With its impressive design and idyllic location, it is sure to captivate anyone who steps through its doors. Don't miss the chance to make this stunning property your own.

#### Hallway

With sweeping staircase to the first floor.

#### Lounge 4.94 x 3.88 (16'2" x 12'8")

Situated to the front with double glazed sash style window

#### Study Room 2.64 x 4.54 (8'7" x 14'10")

Situated to the front with double glazed sash style window.

#### Inner Lobby 2.63 x 1.13 (8'7" x 3'8")

With boiler cupboard and access into

#### Cloakroom/W.C

With a low level W.C.

#### Dining Room/Sitting Room 2.92 x 7.75 (9'6" x 25'5")

Running front to rear with double glazed windows to front and rear elevation.

#### Open Plan Kitchen/Dining/Sitting Room 7.26m x 8.18m (23'10 x 26'10)

Situated to the rear with a quality range of wall, floor and drawer units with integrated appliances comprising oven, grill, hob, fridge and freezer, kitchen island with open aspect leading into dining/sitting area with bi-fold doors opening out onto the pleasing rear views/landscaped garden.

#### Utility/Boot Room 3.53 x 1.78 (11'6" x 5'10")

Situated to the side with door. Integrated dishwasher.

#### First Floor

Landing area with window to front elevation.

#### Mezzanine/Family Room 7.51 x 4.57 (24'7" x 14'11")

With open views





**Bedroom 2 4.90 x 3.62 (16'0" x 11'10")**

Situated to the front with double glazed window and central heating radiator.

**En-suite 1.11 x 2.07 (3'7" x 6'9")**

With a modern suite comprising shower within cubicle, wash hand basin set within a vanity unit, wall mounted feature mirror and low level W.C.

**Bedroom 3 5.58 x 3.46 (18'3" x 11'4")**

Situated to the front with double glazed window and central heating radiator.





#### **Bedroom 4 5.58 x 3.55 (18'3" x 11'7")**

Situated to the rear with double glazed window and central heating radiator.

#### **Bathroom/W.C 5.10 x 2.30 (16'8" x 7'6")**

With a stunning suite comprising bath, shower set within a walk in area, double wash hand basin set within a vanity unit, low level W.C, and double glazed window.

#### **Second Floor**

Landing area with store cupboard.

#### **Bedroom 1 4.49 x 7.34 (14'8" x 24'0")**

Running front to rear with double glazed window, central heating radiator and fitted store cupboard. Access leading into



#### En-suite 1.26 x 3.95 (4'1" x 12'11")

With a modern suite comprising shower, double wash hand basin, low level W.C.

#### Outside

The home stands in a prime location with landscaped gardens both to the front and rear, the rear garden being mainly laid to lawn, there is an excellent sweeping driveway leading to a double detached garage. To the rear the home has open views over fantastic countryside

#### Tenure

Freehold

#### Property Details

Local Authority: Durham

Council Tax: Not Found

Conservation Area: No

Flood Risk: Very low

Floor Area: 0 ft 2 / 0 m 2

Plot size: -

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

9 Mbps

Satellite / Fibre TV Availability

BT

Sky

Virgin

#### 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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**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.