



Welcome to the charming Village of Heighington, where you will find this beautiful 3 bedroom property on the desirable Westwood Avenue. This exceptional detached family home offers a blend of comfort and modern living. With three spacious reception rooms, including a delightful open plan lounge and dining area that flows seamlessly into a much-loved garden room, this property is designed for both relaxation and entertaining.

The home boasts three well-proportioned bedrooms, providing ample space for family and guests. The modern kitchen and breakfast room are thoughtfully appointed, making it a joy to prepare meals and enjoy casual dining. The bathroom is conveniently located, ensuring practicality for everyday living.

Outside, the property features a private east-facing garden that basks in sunlight throughout the day, perfect for enjoying the outdoors, whilst to the front of the property there are far-reaching views towards the picturesque hills of the Yorkshire Dales.

This property has a real feeling of 'Home', it's hard to explain but you can feel it here! With parking for up to three vehicles, adding to the convenience of this lovely home, with nothing to do but move in and enjoy from day 1. This property is an ideal choice for families seeking a welcoming and well-maintained residence in a peaceful village setting. Don't miss the opportunity to make this delightful house your new home.





- Quiet Village location
- Garden room, enjoy the outside, whatever the weather!
- 3 Bedrooms
- Parking for multiple vehicles
- Private and secluded, with the mature gardens
- Ready to move in and enjoy
- 3 Reception rooms

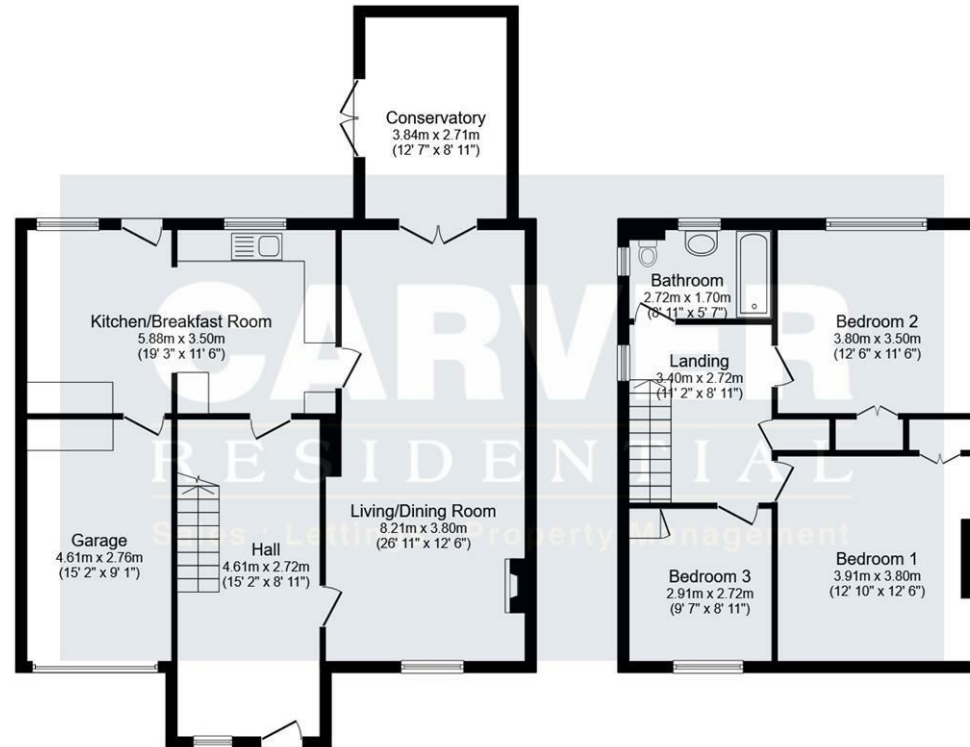
GENERAL INFORMATION:
 Tenure: Freehold
 Services: Gas central heating, mains electric, water and drainage.
 Double glazing
 Local Authority: Darlington Borough Council (Tax Banding D)











Ground Floor
Floor area 92.7 m² (998 sq.ft.)

First Floor
Floor area 54.4 m² (585 sq.ft.)

TOTAL: 147.1 m² (1,583 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
81-91 A		82
69-80 B		
55-68 C	68	
45-54 D		
35-44 E		
25-34 F		
1-24 G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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