



Nestled in the picturesque village of Heighington, Woodbine Cottage is a delightful house that exudes charm and character. This property is ideally situated for those who appreciate the beauty of countryside walks, making it a perfect retreat for nature lovers.

Upon entering, you will find a deceptively spacious layout that includes a well appointed living/dining room , providing ample space for relaxation and entertaining. The fitted kitchen is well-equipped, making meal preparation a pleasure. The property boasts three comfortable bedrooms, ensuring plenty of room for family or guests. The large first floor bathroom features a convenient shower cubicle, catering to all your daily needs.

One of the standout features of Woodbine Cottage is the private rear courtyard/garden, an ideal spot for enjoying the summer sunshine or hosting outdoor gatherings. Additionally, the property includes a garage, offering secure storage for your vehicle or additional belongings.

This charming home in a highly regarded village setting with views over the green to the front,presents a wonderful opportunity for those seeking a blend of comfort and character. With its spacious interiors and outdoor space, Woodbine Cottage is sure to appeal to a variety of buyers. Don't miss the chance to make this delightful property your own.





- IMPRESSIVE DOUBLE FRONTED COTTAGE
- WALKING DISTANCE TO SHOPS, SCHOOL, AND VILLAGE PUBS
- OOZES CHARM & CHARACTER THROUGHOUT
- INTERNAL VIEWING WILL IMPRESS THE DISCERNING BUYER

- SET WITHIN THIS PICTURESQUE VILLAGE OF HEIGHINGTON
- APPEAL TO A WIDE VARIETY OF BUYERS
- RETAINING PERIOD FEATURES
- WELL PLACED FOR COUNTRYSIDE WALKS

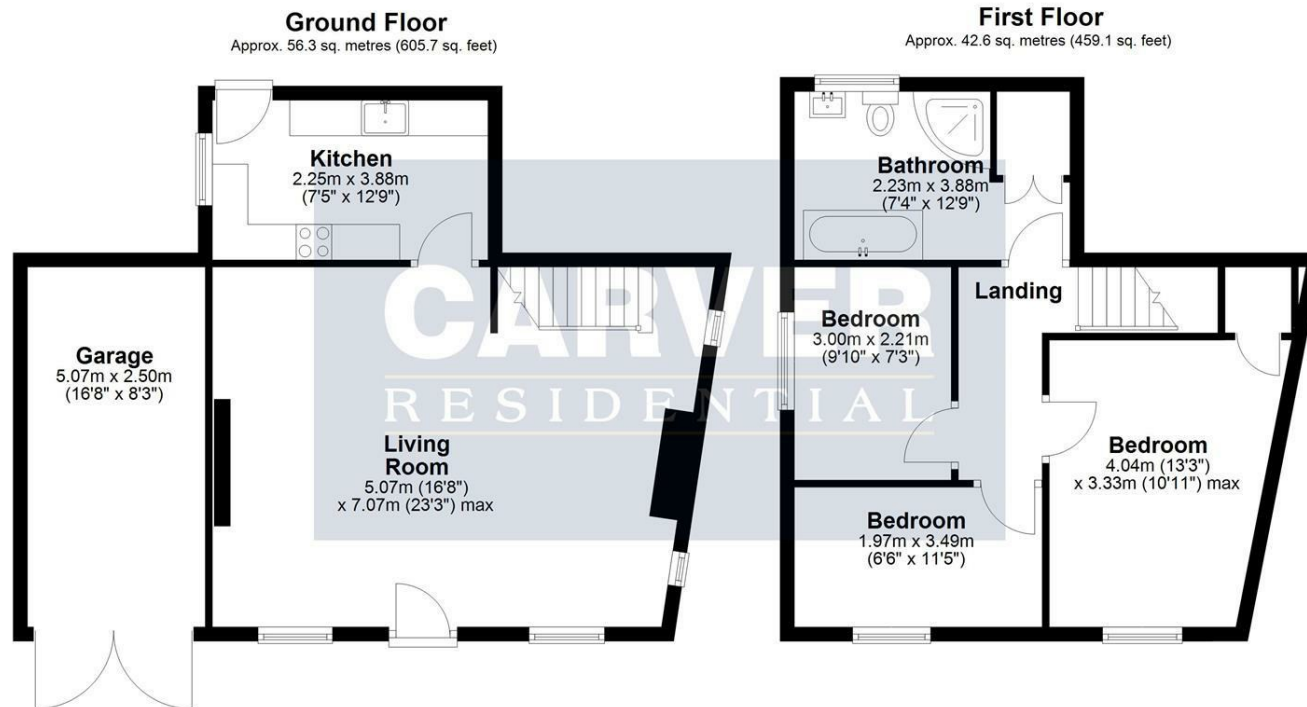
GENERAL INFORMATION

Tenure: Freehold

Services: gas central heating, mains electric, water and drainage.

Double glazing

Local Authority: Darlington Borough Council (Tax Banding C) Buyers please note that the neighbour at 10 does have pedestrian access through the garage



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		60
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Total area: approx. 98.9 sq. metres (1064.8 sq. feet)
12 East Green, Heighington

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MAB 6202



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