



THIS ONE MUST BE SEEN TO BE APPRECIATED!

Welcome to the picturesque and friendly village of Heighington, with beautiful expansive open greens, impressive church and period architecture, an excellent school, shops and superb local village pub!

Beautifully presented throughout this 4 bedroom Detached home features Oak flooring on the ground floor, a LARGE family lounge with multifuel stove, perfect for those cosy evenings at home with the family. And the heart of this stunning home... the sleek modern kitchen, with copious amounts of storage spaces, modern appliances that include dual ovens, steam oven and induction hob complete with elegant Silestone worktops and breakfast bar, juxtaposed with the open plan family reception area. You can be the chef of the home or the perfect host whilst entertaining your guests all in the same space!

The main living spaces of this home all lead out to the South facing garden through sliding and patio doors, a private stone walled oasis, secure for the family and a wonderful place to entertain.

Furthermore on the ground floor we have a utility room and coinvent downstairs W/C leading off from the kitchen, whilst to the front, a LARGE office or third living space should your lifestyle require it?





- Superb detached 4 bedroom Home
- Oak wood flooring throughout
- Large master bedroom with ensuite and ample storage
- Off street parking with EV charging
- Village location, quiet cul-de-sac
- Large cosy lounge with multi fuel stove
- Private stone walled garden

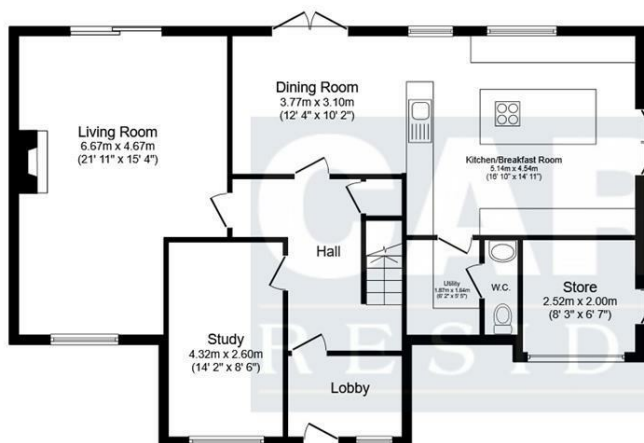
GENERAL INFORMATION:

Tenure: Freehold

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

Double glazing

Local Authority: Darlington Borough Council (Tax Banding F)



Ground Floor

Floor area 105.5 sq.m. (1,136 sq.ft.)



First Floor

Floor area 92.6 sq.m. (997 sq.ft.)

Total floor area: 198.1 sq.m. (2,132 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			73
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

We can search 1,000s of mortgages for you

It could take just 15 minutes with one of our specialist advisers:
Call: 01325 380088. Visit: Any of our Offices. Online: www.mortgageadvicebureau.com/carver



Your home may be repossessed if you do not keep up repayments on your mortgage.
There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.
The fee is up to 1% but a typical fee is 0.3% of the amount borrowed

MAB 6202



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Nick & Gordon Carver Residential or Commercial, Nick & Gordon Carver, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property



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