



A significantly improved SEMI-DETACHED property enjoying a lovely sem-rural location between Heighington Village and Newton Aycliffe. The property boasts two inviting reception rooms, ideal for both relaxation and entertaining. The dual aspect living/dining room features a cosy log burning stove and bi-fold doors that seamlessly connect to the rear garden, creating a bright and airy atmosphere. The fitted kitchen is well-equipped with built-in cooking appliances, an automatic washing machine, a dishwasher, and an instant electric hot water tap, making it a practical space for culinary enthusiasts. The first floor presents a spacious landing area with a convenient loft hatch and pull-down ladder, leading to two generous double bedrooms and a single bedroom, perfect for family living. The modern shower room/WC is fitted with a contemporary white suite, adding a touch of elegance. Outside, the property offers ample parking for up to three vehicles and a sizeable low-maintenance enclosed rear garden. This outdoor space features a lawn and patio area, providing an ideal setting for outdoor gatherings while enjoying unobstructed views. Recent upgrades include a new roof, electrical re-wire, and new windows and doors, all completed in late 2023. The addition of roof solar panels with 6.4kw battery storage and an electric vehicle charge point enhances the property's energy efficiency. Furthermore, the Wi-Fi controlled electric heating ensures comfort throughout the seasons. Conveniently located near Heighington, Darlington, and the A1M, this property is perfect for those seeking a modern home in a well-connected area. This charming residence is not to be missed, offering a wonderful opportunity for families and professionals alike.





Agents Notes

Tenure:- Freehold

Mains gas, electricity & drainage

Roof solar panels

Electric EV charge point

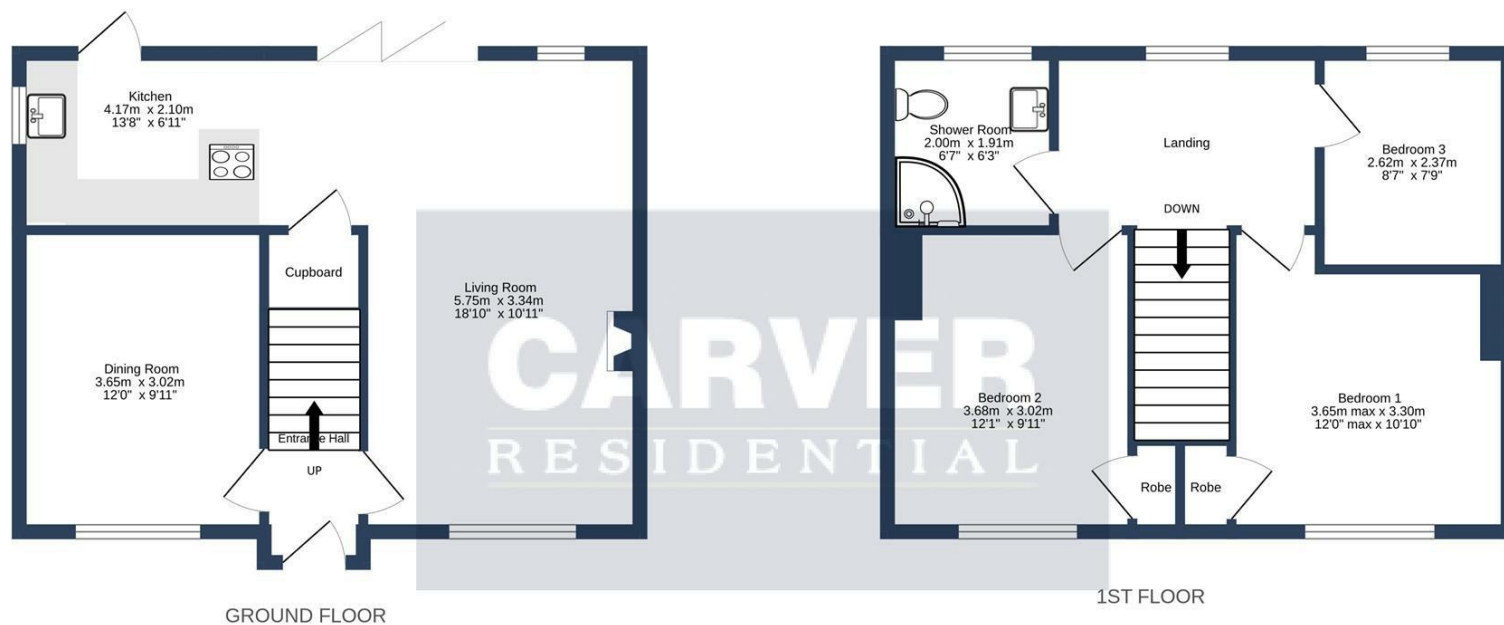
Wi-Fi controlled electric heating

Electric instant hot water taps in kitchen and shower room/WC

uPVC double glazing throughout

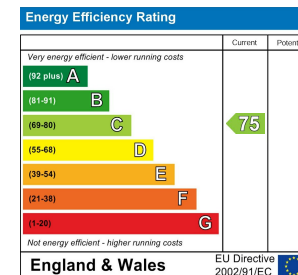
Council Tax:- Band B

Local Authority:- Durham County Council



NORTH COTTAGES, SCHOOL AYCLIFFE, DL5 6QD.

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UK
ALA
THE UK ASSOCIATION
OF LETTING AGENTS

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