



Orchid Drive, Heighington Village Newton Aycliffe DL5 6AN

welcome to

Orchid Drive, Heighington Village Newton Aycliffe

A beautifully presented 4-bedroom detached home in Heighington Village offering, spacious, modern living throughout, perfect for families seeking comfort, style and a peaceful setting close to local amenities.

Entrance Hall

Stairs to first floor, radiator

Lounge

16' 2" x 10' 9" (4.93m x 3.28m)

Window to front, large understairs storage cupboard, radiator

Kitchen/Diner

18' 1" x 9' 6" (5.51m x 2.90m)

Window to rear, spotlights, sink, range of wall and base units, integrated fridge freezer, integrated double oven with induction hob and extractor fan, two radiators

Utility Room

5' 10" x 5' 4" (1.78m x 1.63m)

Sink, gas boiler, integrated washing machine, outside access to side, radiator

Downstairs Wc

Window to rear, concealed cistern WC, wash hand basin, towel radiator

Garden Room

8' x 7' 1" (2.44m x 2.16m)

Door leading to rear patio

Bedroom 1

13' 8" x 10' 3" (4.17m x 3.12m)

Window to front, built-in wardrobe, radiator

En-Suite

Window to front, concealed cistern WC, wash hand basin, double shower enclosure, extractor fan, heated towel rail

Bedroom 2

13' 5" max x 10' 1" (4.09m max x 3.07m)

Window to front, built-in wardrobe, radiator

Bedroom 3

12' 4" x 8' 7" (3.76m x 2.62m)

Window to rear, radiator

Bedroom 4

10' 2" x 8' 5" (3.10m x 2.57m)

Window to rear, radiator

Bathroom

Window to rear, concealed cistern WC, bath, wash hand basin, heated towel rail

Front Garden

Brick paved double width driveway, laid to lawn

Rear Garden

Laid to lawn, wide shrub border, patio





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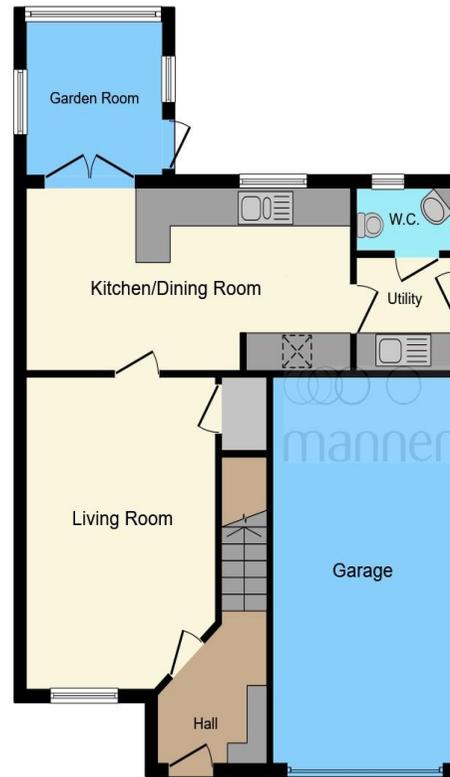
- SPACIOUS KITCHEN DINER
- PRACTICAL UTILITY ROOM
- DOWNSTAIRS W/C
- GARDEN ROOM
- DOUBLE WIDTH DRIVEWAY & SINGLE GARAGE

Tenure: Freehold EPC Rating: B

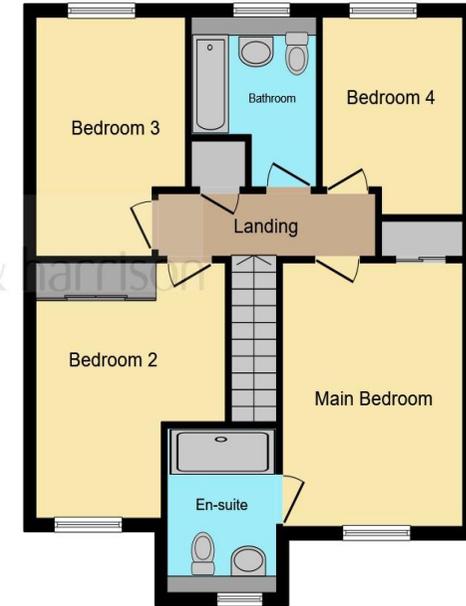
Council Tax Band: E

offers over

£305,000



Ground Floor



First Floor

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com

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Property Ref:
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01642 606161



Stockton@mannersandharrison.co.uk



23 High Street, STOCKTON-ON-TEES,
Cleveland, TS18 1SP



mannersandharrison.co.uk

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