



GSC GRAYS

PROPERTY • ESTATES • LAND



4, Twinsburn Close

Heighington Village, County Durham, DL5 6RH

Offers In The Region Of £325,000



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Situation & Amenities

The village enjoys the benefit of a pretty village green, Ofsted rated good primary school, public houses, village hall, convenience shop, Church and doctors surgery. The local area offers a mixture of both state and independent schools for families looking to educate their children within the locality. Private schools within the region are at Yarm, Barnard Castle and Durham. The A66 and A1 (M) are easily accessible from Heighington, providing road links for commuters. There are mainline train stations at Durham and Darlington and International Airports at Newcastle and Leeds/Bradford.

Description

4 Twinsburn Close is an immaculately presented and very spacious, two bedroom, detached bungalow which has been refurbished by the current owners to a high, modern standard. The accommodation briefly offers a living room, dining room, orangery, kitchen, two double bedrooms, bathroom and WC/wash room. Externally, there are gardens to the front and rear along with a driveway creating parking for three cars and a excellent sized garage/workshop.

Accommodation

Door to:

Hall

With Amtico flooring, vertical wall mounted radiator, further radiator and doors leading off to the accommodation.

Living Room

To the front elevation with a large glazed window, radiator, wall mounted dimplex electric fire, ceiling spot lights and double doors opening to the dining room.

Dining Room

With double glazed windows to dual aspects, orangery style glazed ceiling, ceiling spotlights, radiator and a door to the orangery.

Orangery

A mirror image of the dining room, with two obscure double glazed windows to the side aspect, double glazed french doors opening onto the rear garden, radiator, orangery style glazed ceiling, ceiling spotlights and sliding doors to the kitchen.

Kitchen

Including a good range of gloss fitted wall and base units, quartz work surface, sink with mixer tap and the following integrated appliances: two electric Neff ovens with warming drawers, Neff five ring induction hob, Neff extractor hood, undercounter fridge, undercounter freezer and dishwasher. There is a radiator, space for a breakfast table and chairs, along with Amtico flooring.

Bedroom One

A spacious double bedroom with a double glazed window overlooking the low maintenance garden. Radiator and a variety of fitted wardrobes and drawers, including two bedside tables and a dressing table.

Bedroom Two

Another double bedroom, again overlooking the rear garden with a radiator and fitted wardrobes.

Bathroom

A good sized bathroom, including a large walk-in shower cubicle, bath with wall mounted television above, hand washbasin, concealed cistern WC, two heated towel rails, obscure double glazed window and tiled walls and flooring.

WC/Wash Room

Accessed off the entrance hall, close to the main entrance door with a WC, vanity hand washbasin, heated towel rail, tiled walls and tiled flooring.

Garage

An extremely large, double tandem, garage which lends itself

to and could easily be converted into additional living space, subject to obtaining the necessary consents. There is an up and over electric door, power supply, lighting, two obscure double glazed windows to the side aspect, one double glazed window to the rear aspect and a door opening onto the rear garden. At the bottom of the garage, there is a workshop area and utility area, comprising of fitted wall and base units, contrasting work surface, sink with mixer tap and draining board, plumbing for a washing machine and space for an undercounter fridge.

Rear Garden

An enclosed low maintenance rear garden with paved areas, astro turf and raised planters.

Front Garden

A lawned and planted garden area, set behind a low brick wall.

Driveway

Block paved driveway, giving access to the garage and also providing off street parking for three cars.

Services

Mains electricity, drainage, water and gas are connected. Gas fired central heating. CCTV system installed.

Tenure

The property is believed to be offered Freehold with Vacant Possession upon Completion.

Local Authority

Darlington Borough Council.

Council Tax

For council tax purposes, the property is banded E.

Particulars

Particulars written and photographs taken November 2020.

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1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
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6. Please discuss with us any aspects that are important to you prior to travelling to the property.



Road Map



Hybrid Map



Terrain Map



Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser. Created especially for GSC Grays by Vue3sixty Ltd

Viewing

Please contact our Barnard Castle Office on 01833 637000 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph

