



12 HIGHSIDE ROAD

Heighington Village, Newton Aycliffe, County Durham





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HEIGHINGTON VILLAGE, NEWTON AYCLIFFE,  
COUNTY DURHAM, DL5 6PG

A SPACIOUS AND IMMACULATELY PRESENTED, FIVE BEDROOM DETACHED FAMILY HOME PLACED ON AN EXCELLENT SIZED PLOT INCLUDING A MATURE LAWNED & PLANTED GARDEN, DOUBLE GARAGE, CAR PORT/OFF STREET PARKING, WORKSHOP AND A SUMMERHOUSE/GAMES ROOM. THE INTERNAL ACCOMMODATION IS COMPLETED TO A HIGH STANDARD WITH A MODERN YET CONTEMPORARY FEEL.

### Internal Accommodation

Hall • Living Room • Dining Room • Kitchen • Garden Room • Utility  
First Floor Landing • Master Bedroom with adjoining Bathroom  
Bedroom Two with En-suite Bathroom • Two Double Bedrooms sharing  
a Jack & Jill Bathroom • Bedroom Five



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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.

### Ground Floor Accommodation

The property is entered into a hall with parquet flooring, two radiators, understairs storage space, staircase to the first floor and doors leading off to the living room, dining room and kitchen. The living room is an excellent size and is flooded with natural light from numerous windows and doors. There are two radiators, a gas wall mounted fire and a private outlook over the well maintained garden. The dining room is also another bright reception space with a bay window overlooking the garden and glazed panels back to the entrance hall.

The kitchen opens out into an extension garden room; creating a stunning space for entertaining. The kitchen includes a variety of fitted wooden wall and base units with granite work surface and a one and a half bowl sink with mixer tap. There are numerous integrated appliances, including a five ring Neff hob with extractor hood above, three Neff ovens, two warming drawers, Neff microwave, Bosch wine cooler, dishwasher and two fridge/freezers. There is a breakfast bar which seats four, along with an opening through to the garden room which enjoys patio doors opening onto the flagged terrace, along with sliding doors also opening to the exterior. This whole space enjoys gloss tiled flooring throughout.

A door opens through into the utility room, which includes fitted base units, granite work surface, sink with mixer tap, central heating boiler, Velux window, window to the side aspect and a door opening to the exterior. There is also gloss







tiled flooring, a door opening to the WC/washroom and a further door opening to the double garage.

### First Floor Landing

The master bedroom is located above the living room and is dual aspect with windows overlooking the garden from two angles. There are two radiators and a fitted wardrobe. Beside the master bedroom is a bathroom which offers a bath (above which there is a built in TV) shower cubicle, hand washbasin, concealed cistern WC, two heated towel rails, tiled walls and flooring and two obscure double glazed windows.

There are two bedrooms which share the benefit of a Jack and Jill en-suite bathroom. Both bedrooms are double bedrooms, one of which enjoys a variety of fitted wardrobes. There is a sizeable bedroom located above the garage which is a double room with two windows to dual aspects and Velux windows. There are eaves storage cupboards, along with a door to the en-suite, which comprises of a hand washbasin, WC and a bath with a shower over. The final bedroom is a smaller double room overlooking the garden.

### Externally

There is a paved terrace area immediately adjoining the property, providing a perfect space for alfresco dining and entertaining on a summer's evening. Steps lower down to the large lawned and well established garden, with mature hedged and fenced boundaries, creating an excellent level of privacy. At the bottom of the garden, there is a large summer house, which is utilised by the current owners as a games room and has a raised decked area immediately adjoining. Beside the summer house is a lean-to store, along with a separate small timber garden store.

Beside the property, there is a gated entrance opening into an off street parking car port, creating covered parking for one large vehicle and open parking for another large vehicle. Beyond the car port is a very useful workshop which enjoys power, light, two windows and a personnel door for access.



At the opposite side of the main house, is a double garage with electric up and over doors, personnel doors to the rear garden and utility along with a power supply and lighting.

#### Services

Mains electricity, drainage, water and gas are connected. Gas fired central heating. Underfloor heating fuelled by the central heating system in the kitchen, garden room and utility. Electric underfloor heating in all first floor bathrooms. CCTV system installed.

#### Tenure, Local Authority & Council Tax

The property is believed to be offered freehold with vacant possession upon completion. Darlington Borough Council. For Council Tax purposes, the property is banded D.

#### Wayleaves, Easements & Rights of Way

12 Highside Road is sold subject to and with the benefit of all existing rights including rights of way whether public or private, light, drainage, water and electricity supplies and all other rights, obligations, easements, quasi easements and all wayleaves or covenants whether disclosed or not.

#### Areas, Measurements & Other Information

All areas, measurements and other information have been taken from various records and are believed to be correct but any intending purchaser(s) should not rely on them as statements of fact and should satisfy themselves as to their accuracy.





## 12 Highside Heighington



First Floor



Ground Floor

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		61	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



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Particulars written: November 2020

Photographs taken: November 2020