



**CARVERS**  
SALES & LETTINGS

Burnbeck Place  
Heighington Village, Newton Aycliffe, DL5 6RW  
Price £270,000

House - Semi-Detached



You should never judge a book by its cover, and that's certainly the story with this property, it has much more space than you think, inside and out, ready to go with no onward chain!!

Welcome to this fantastic spacious family home in Burnbeck place, Heighington Village. This delightful semi-detached house in Burnbeck Place offers comfort, convenience and SPACE! With three spacious reception rooms, formal lounge, formal dining room, a garden room and a large Kitchen with enough space to have every an every day dining area! For me the formal lounge could be a 2nd living space if required but how would you utilise this space? Offering ample space for both family relaxation and entertaining, the well-appointed kitchen flows seamlessly into the garden room area, which could also be used for family meals and gatherings.

The home boasts three generously sized bedrooms, providing a peaceful retreat at the end of the day. The modern bathrooms and downstairs W?C ensure that morning routines run smoothly, catering to the needs of a busy household.

One of the standout features of this property is the extensive parking and outdoor space available for up to five vehicles, with a huge undercover area next to the single garage, a rare find that adds to the convenience of living in this lovely village.

Heighington Village is known for its friendly community atmosphere and picturesque surroundings, making it an excellent choice for families and professionals alike. With local amenities and transport links nearby, this property is not only a beautiful home but also a practical one.

In summary, this semi-detached house on Burnbeck Place is a wonderful opportunity for those seeking a spacious and well-located family home in the heart of Heighington Village. Don't miss the chance to make this charming property a place to call 'Home'.



- Large corner plot with SPACE inside and out
- 3 bedroom semi-detached family home
- 3 reception rooms and a Kitchen/diner
- Large utility and downstairs W/C
- Large undercover area to the side
- Shed and garden spa
- Garden room to rear
- Close to local amenities, schools Village pub etc
- NO ONWARD CHAIN

### GENERAL INFORMATION:

Tenure: Freehold

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

Double glazing

Local Authority: Darlington Borough Council (Tax Banding C)

### Buyers Identification Checks

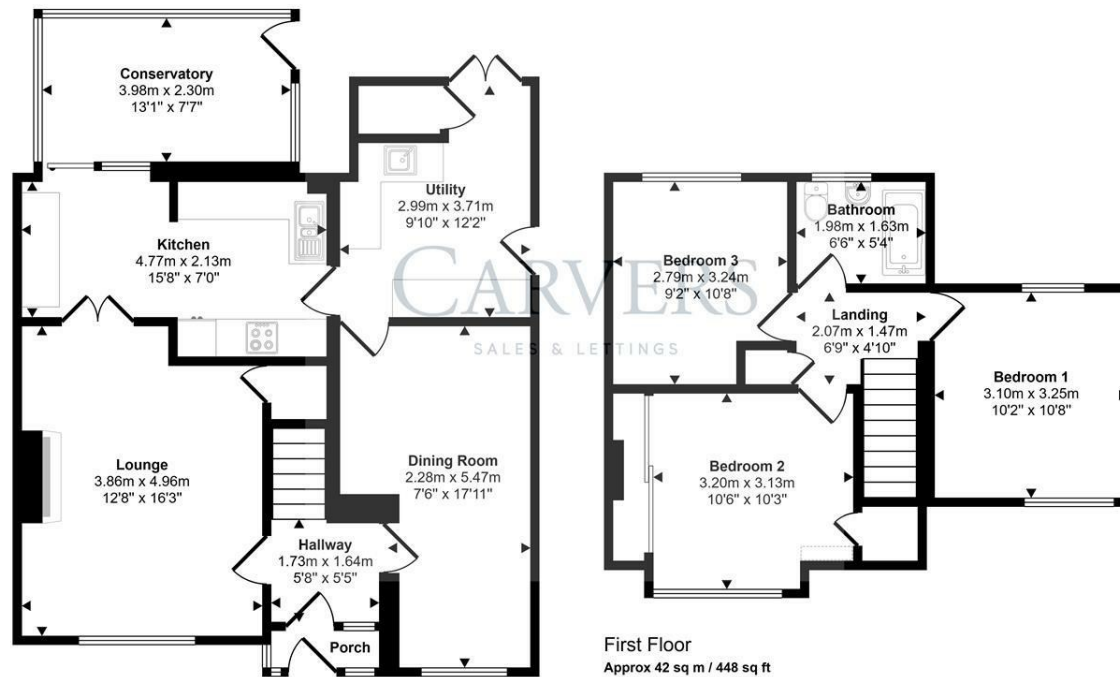
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### Property Size

Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. this may potentially exclude a conservatory)



Approx Gross Internal Area  
118 sq m / 1266 sq ft



Ground Floor  
Approx 76 sq m / 818 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

Property size taken from EPC  
1270.00 sq ft

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There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.  
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