



Nestled in the picturesque village of Heighington, Woodbine Cottage is a delightful house that exudes charm and character. This property is ideally situated for those who appreciate the beauty of countryside walks, making it a perfect retreat for nature lovers.

Upon entering, you will find a deceptively spacious layout that includes a well appointed living/dining room , providing ample space for relaxation and entertaining. The fitted kitchen is well-equipped, making meal preparation a pleasure. The property boasts three comfortable bedrooms, ensuring plenty of room for family or guests. The large first floor bathroom features a convenient shower cubicle, catering to all your daily needs.

One of the standout features of Woodbine Cottage is the private rear courtyard/garden, an ideal spot for enjoying the summer sunshine or hosting outdoor gatherings. Additionally, the property includes a garage, offering secure storage for your vehicle or additional belongings.

This charming home in a highly regarded village setting with views over the green to the front,presents a wonderful opportunity for those seeking a blend of comfort and character. With its spacious interiors and outdoor space, Woodbine Cottage is sure to appeal to a variety of buyers. Don't miss the chance to make this delightful property your own.





- IMPRESSIVE DOUBLE FRONTED COTTAGE
- WALKING DISTANCE TO SHOPS,SCHOOL,AND VILLAGE PUBS
- OOOZES CHARM & CHARACTER THROUGHOUT
- INTERNAL VIEWING WILL IMPRESS THE DISCERNING BUYER
- SET WITHIN THIS PICTURESQUE VILLAGE OF HEIGHINGTON
- APPEAL TO A WIDE VARIETY OF BUYERS
- RETAINING PERIOD FEATURES
- WELL PLACED FOR COUNTRYSIDE WALKS

GENERAL INFORMATION

Tenure: Freehold

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

Double glazing

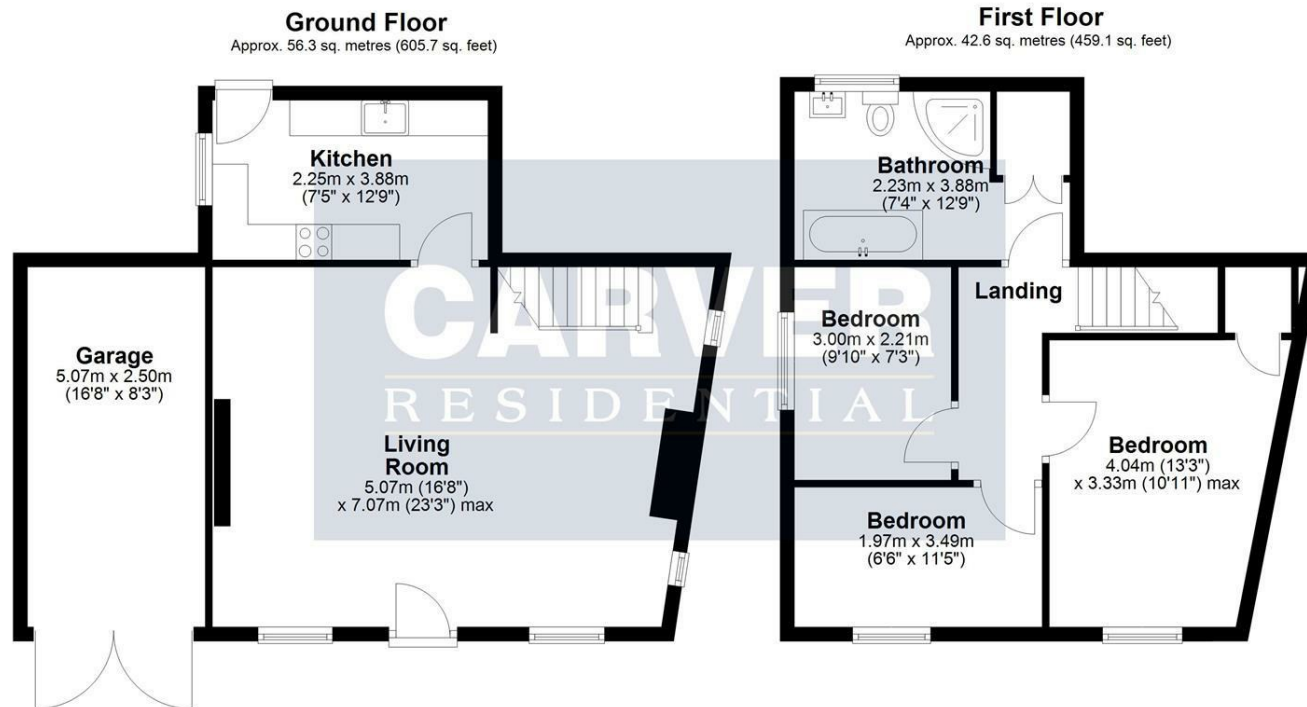
Local Authority: Darlington Borough Council (Tax Banding C) Buyers please note that the neighbour at 10 does have pedestrian access through the garage

Buyers Identification Checks

Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity, this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

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 and/or garage)



| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 88 |
| (81-91) B | | |
| (69-80) C | | 60 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |

Total area: approx. 98.9 sq. metres (1064.8 sq. feet)
12 East Green, Heighington

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There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.
The fee is up to 1% but a typical fee is 0.3% of the amount borrowed

MAB 6202



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