



CARVERS

SALES & LETTINGS

Highside Road

Heighington Village, Newton Aycliffe, DL5 6PG

Guide price £295,000

House - Semi-Detached



On the edge of the ever-popular village of Heighington, this beautifully extended three-bedroom semi-detached home offers the perfect balance of village living and modern family comfort. With open countryside quite literally on the doorstep, residents can enjoy scenic walks, a peaceful setting and a true sense of community, whilst remaining within easy reach of local amenities and transport links.

Offered to the market with no onward chain, the property has been thoughtfully modernised over the years to create a home designed around contemporary lifestyles. The heart of the home is the impressive open-plan kitchen and dining space, ideal for everything from busy family breakfasts to entertaining friends, with the adjoining conservatory providing a light-filled additional reception area overlooking the garden. A spacious lounge offers the perfect place to unwind, while a practical utility room and ground floor shower room add further convenience for everyday living.

Upstairs, three generously sized bedrooms provide comfortable accommodation for growing families, guests or those seeking flexible work-from-home space, complemented by a family bathroom.

Outside, the enclosed rear garden has been designed for making the most of the warmer months, with patio seating areas for al fresco dining and a lawned space for children and pets to enjoy. Off-street parking completes the picture.



- Chain free
- Three bedrooms
- Well finished condition
- Off street parking
- Community village
- South facing rear garden
- Conservatory and garden

GENERAL INFORMATION

Tenure: Freehold

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

Double glazing

Local Authority: Darlington Borough Council (Tax Banding D)

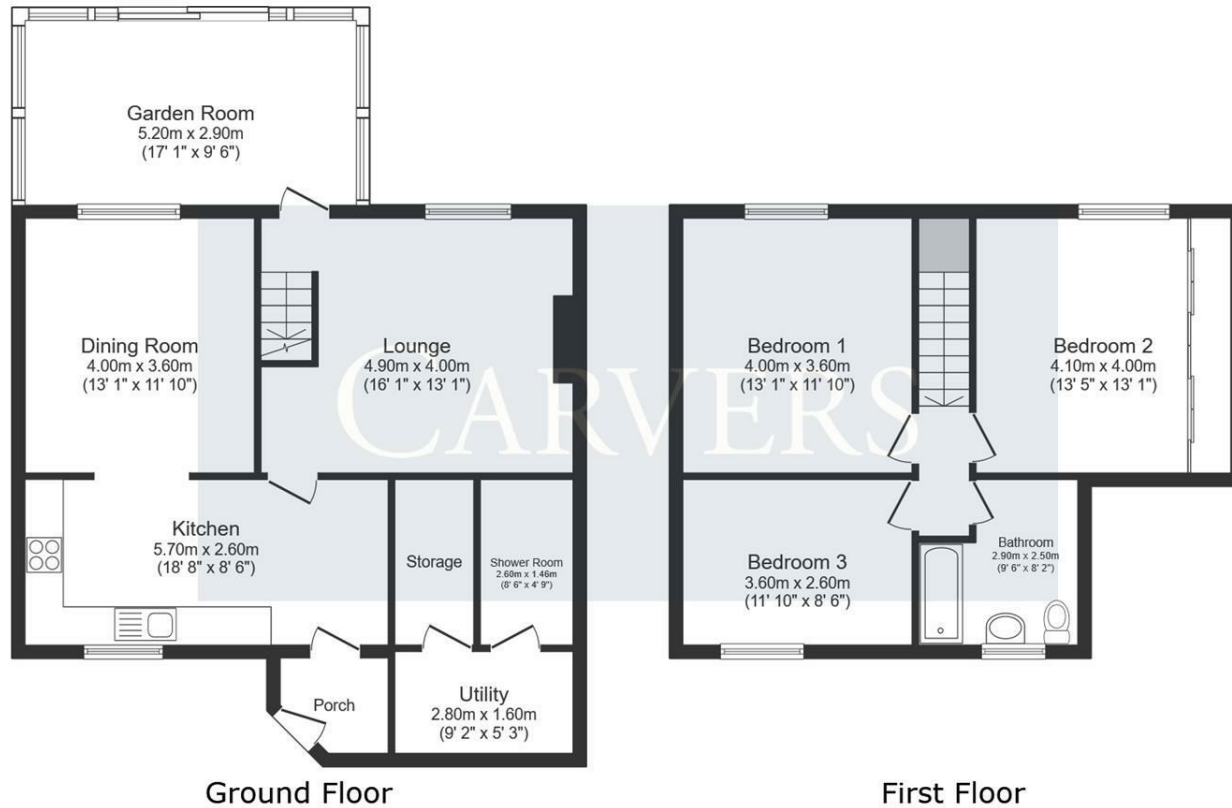
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Property Size

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 e.g. a conservatory and/or garage)





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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	64	75
England & Wales		EU Directive 2002/91/EC

Property size taken from EPC
1280.00 sq ft

Total floor area: 148.4 sq.m. (1,597 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io

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