



Overlooking open farmland to the rear, welcome to the beautiful setting of Westwood Avenue, in Heighington Village. This stunning semi-detached house offers comfort and convenience with a superb large Garden room to the rear overlooking farmland, which double as a cinema room for the current owner. Spanning an impressive 1,237 square feet, the property boasts three spacious reception rooms, providing ample space for both relaxation and entertaining.

The home features a modern recently renovated Kitchen / Diner, three well-appointed bedrooms, (one bedroom is currently split in two, with an easily removable false wall to create the illusion of 4 bedrooms to suit their needs) ideal for families or those seeking extra space for guests or a home office. With two modern bathrooms, one being ensuite, morning routines will be a breeze, ensuring that everyone has their own space to prepare for the day ahead.

For those with vehicles, the property includes off street parking with further council approval to create more parking to the front and convert the garage to increase living space if needed. The location is not only peaceful but also conveniently situated near local amenities, shops, schools, village pub and fantastic country walks, making it an excellent choice for families and professionals alike.

This semi-detached house on Westwood Avenue is a wonderful opportunity for anyone looking to settle in a welcoming village community while enjoying the comforts of a spacious and well-designed home. Be quick, don't miss the chance to call this property your home.





- Beautiful 3 bedroom Semi-Detached home
- 3 Reception areas, Formal Lounge, Kitchen / Diner, large Garden room
- Family Bathroom and ensuite to Master bedroom
- Off street parking and Garage
- Close to amenities, schools, pub's and open spaces
- Fantastic views over farmland to rear with public walking trails
- 3 Double bedrooms
- Private garden to rear
- Planning approval to convert Garage and create larger off street parking area

GENERAL INFORMATION

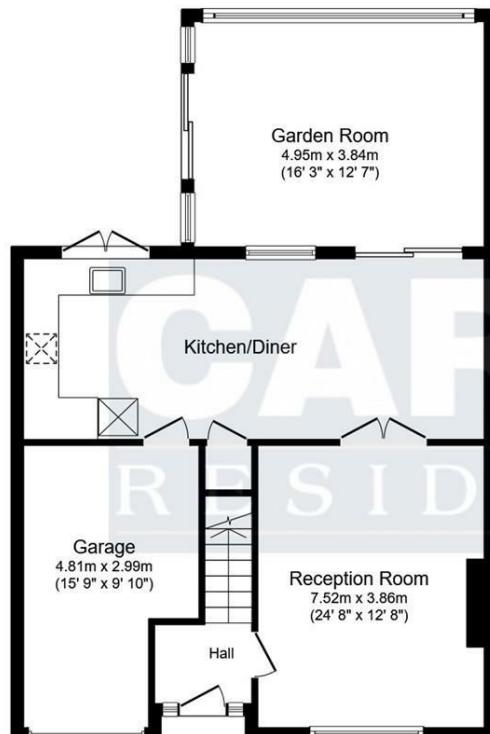
Tenure: Freehold
Services: gas central heating, mains electric, water and drainage.
Double glazing
Local Authority: Darlington Borough Council (Tax Banding C)

Buyers Identification Checks

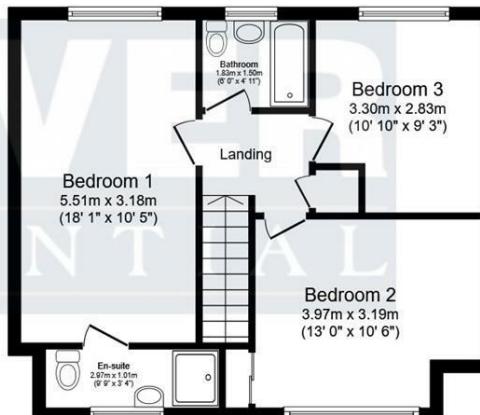
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Property Size

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. conservatory, garage)



Ground Floor
Floor area 82.0 sq.m. (882 sq.ft.)



First Floor
Floor area 50.8 sq.m. (547 sq.ft.)

Total floor area: 132.7 sq.m. (1,429 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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14 Duke Street, Darlington
Co Durham, DL3 7AA
01325 357807
sales@carvergroup.co.uk

63 Dalton Way, Newton Aycliffe
Co Durham DL5 4NB
01325 320676
aycliffe@carvergroup.co.uk

41 Market Place, Richmond
North Yorkshire, DL10 4QL
01748 825317
richmond@carvergroup.co.uk

219 High Street, Northallerton
North Yorkshire DL7 8LW
01609 777710
northallerton@carvergroup.co.uk