



Garthlands | Heighington  
Offers Over £475,000



Nestled in the charming Heighington Village, this stunning three-bedroom detached bungalow in Garthlands offers a perfect blend of modern living and serene countryside views. Recently refurbished to a high standard, the property boasts a welcoming reception room that invites you to relax and unwind.

The spacious layout includes three well-appointed bedrooms, with the main bedroom featuring a convenient ensuite, ensuring privacy and comfort. The bathroom is designed with contemporary fixtures, providing a stylish space for relaxation.

One of the standout features of this bungalow is the breathtaking views of the open countryside at the rear, allowing you to enjoy the beauty of nature right from your home. The property also offers ample parking for up to six vehicles, making it ideal for families or those who enjoy entertaining guests.

This delightful bungalow is not just a home; it is a lifestyle choice, offering peace and tranquillity while being conveniently located near local amenities. Whether you are looking to downsize or seeking a family home, this property is sure to impress. Don't miss the opportunity to make this beautiful bungalow your own.

#### Entrance Hall

Door to front, access to rooms, radiator and storage cupboard.

#### Lounge 5.46m x 3.66m (17'11" x 12'22")

Situated to the rear of the property with bi folding doors opening out to the fantastic open views of a countryside, central heating radiator, feature fireplace incorporating woodburning fire.

#### Dining Area/Kitchen 8.31 x 3.94 (27'3" x 12'11")

Situated to the rear of the property with a quality newly fitted kitchen comprising of floor unit with matching island, cooker connection points, extractor unit, double glazed window to side elevation, double glazed French doors leading out from the dining area, integral door leading into the double, UPVC door to side elevation, and access leading into the pleasing lounge.

#### Bedroom One 4.80m x 3.02m (15'9" x 9'11")

Situated to the front of the property being a good double size bedroom with double glazed window central heating radiator and access leading into the ensuite.

#### En-Suite

Situated off the main bedroom with a modern suite comprising shower within a cubicle, low level w.c. wash hand basin and part tiled walls.

#### Bedroom Two 3.84m x 3.68m (12'7" x 12'1")

Situated to the front of the property with double glazed window and central heating radiator.

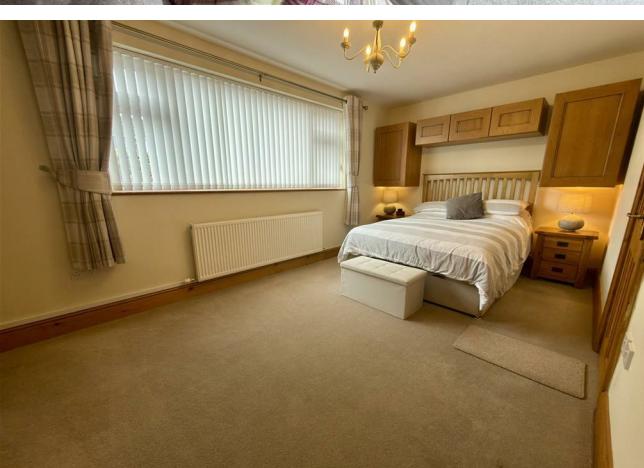
#### Bedroom Three 3.94m x 3.38m (12'11" x 11'1")

Situated to the rear of the property with double glazed window and central heating radiator.

#### Bathroom 3.68m x 3.00m (12'1" x 9'10")

With a refurbished suite comprising of roll top freestanding bath, pedestal wash and basin, low-level WC, double shower with cubicle, double glazed window, tiled walls, and central heating radiator.





#### Externally

To the front of the property is a generous driveway providing off street parking for multiple vehicles, along with access to a double garage which boasts a remote control electric door . There is a low maintenance garden area with well established plants and shrubs.

To the rear of the property you will find a well established south facing garden, with patio and lawn areas. The standout feature of this delightful property is by far the stunning open views, spanning across acres of land. A rare treat to enjoy the scenic surroundings right on your doorstep.





Tenure  
Freehold

#### Property Details

Local Authority: Darlington  
Council Tax Band: E  
Annual Price: £2,899  
Conservation Area No  
Flood Risk Very low  
Floor Area 1,367 ft 2 / 127 m 2  
Plot size 0.21 acres

Mobile coverage  
EE

Vodafone

Three

O2

Broadband

Basic

5 Mbps

Superfast

169 Mbps

Satellite / Fibre TV Availability

BT

Sky

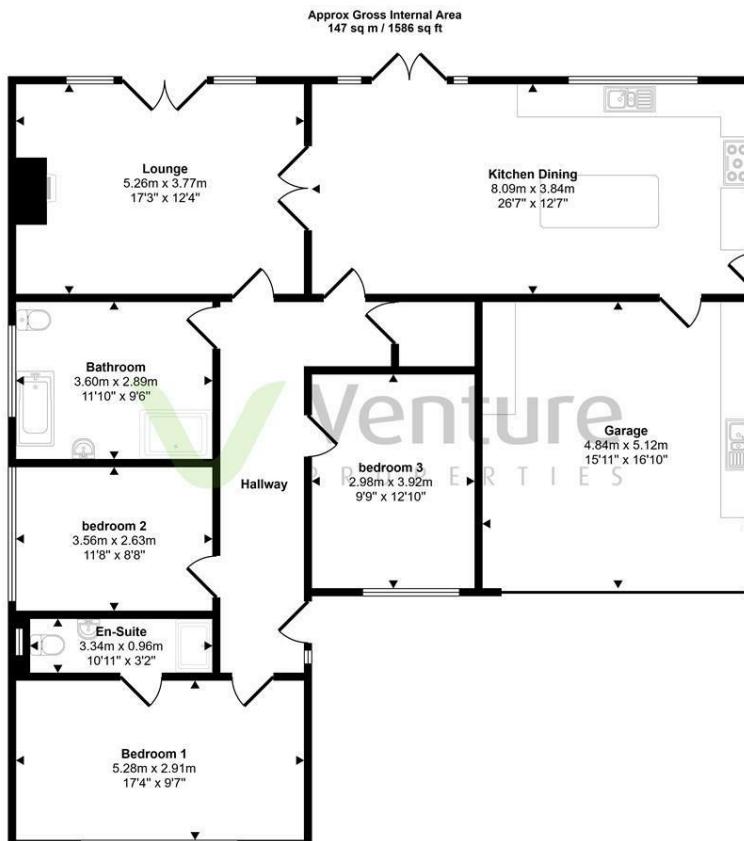
#### Note

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house.





# 10B Garthlands | Heighington



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.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.