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Hall Lane, Heighington Village, Newton Aycliffe

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Price £450,000

Beautifully presented three bedroomed detached bungalow offered for sale on Hall Lane within the sought after village Heighington. This well presented property is set within an extensive plot, benefiting from large driveway, garage and gardens surrounding the property. Finished to a high quality throughout this bungalow is going to appeal to a variety of buyers. Located in a popular quiet village with access to a range of local amenities, Newton Aycliffe is a short distance away offering access to; supermarkets, schools, retail stores, popular high street stores as well as restaurants and cafes. The A167 is nearby, ideal for commuters whilst there is also an extensive public transport system via both bus and rail allowing for access to neighbouring towns and villages.

In brief the property comprises; an entrance hall leading through into the living room, kitchen/diner, garden room, master bedroom, ensuite, two further bedrooms and the family bathroom. Externally the property has a large paved driveway and single garage providing ample off street parking. The enclosed gardens surround the property, mainly laid to lawn with raised decked seating area, patio and well established floral borders.

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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		
		EU Directive 2002/91/EC

Living Room

11'9" x 18'0"

Beautifully presented living room, benefiting from neutral décor, ample space for furniture and large bow window to the side elevation allowing plenty of natural light.

Garden Room

13'1" x 21'7"

The garden room is a great addition to the property, providing a further seating area overlooking the garden. Fitted with a gas stove, ample space for furniture and French doors leading out into the garden.

Kitchen/Diner

11'11" x 22'7"

The kitchen has been recently refitted, and contains a range of modern high gloss, wall, base and drawer units, complementing work surfaces, splash backs and sink/drainage unit. Benefiting from two integrated ovens, microwave, hob and overhead extractor, as well as

space for a under counter fridge/freezer, washing machine and dryer. Space is available for a dining table and chairs and French doors lead out into the garden room.

Master Bedroom

9'10" x 18'8"

The master bedroom provides space for a king sized bed, further furniture and access leading into the ensuite.

Ensuite

4'7" x 9'6"

The ensuite is fitted with a walk in shower cubicle, WC and wash hand basin.

Bedroom Two

12'1" x 12'5"

The second bedroom is another spacious double bedroom, with ample space for further furniture and window to the side elevation.

Bedroom Three

9'10" x 15'8"

The third bedroom is a double bedroom with window to the front elevation.

Bathroom

7'10" x 10'2"

The bathroom is fitted with a range of storage units, corner shower cubicle, WC and wash hand basin. Opaque window to the side elevation.

Garage

8'6" x 16'0"

External

Externally the property has a large paved driveway and single garage providing ample off street parking. The enclosed gardens surround the property, mainly laid to lawn with raised decked seating area, patio and well established floral borders.









