



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
- OOZES 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

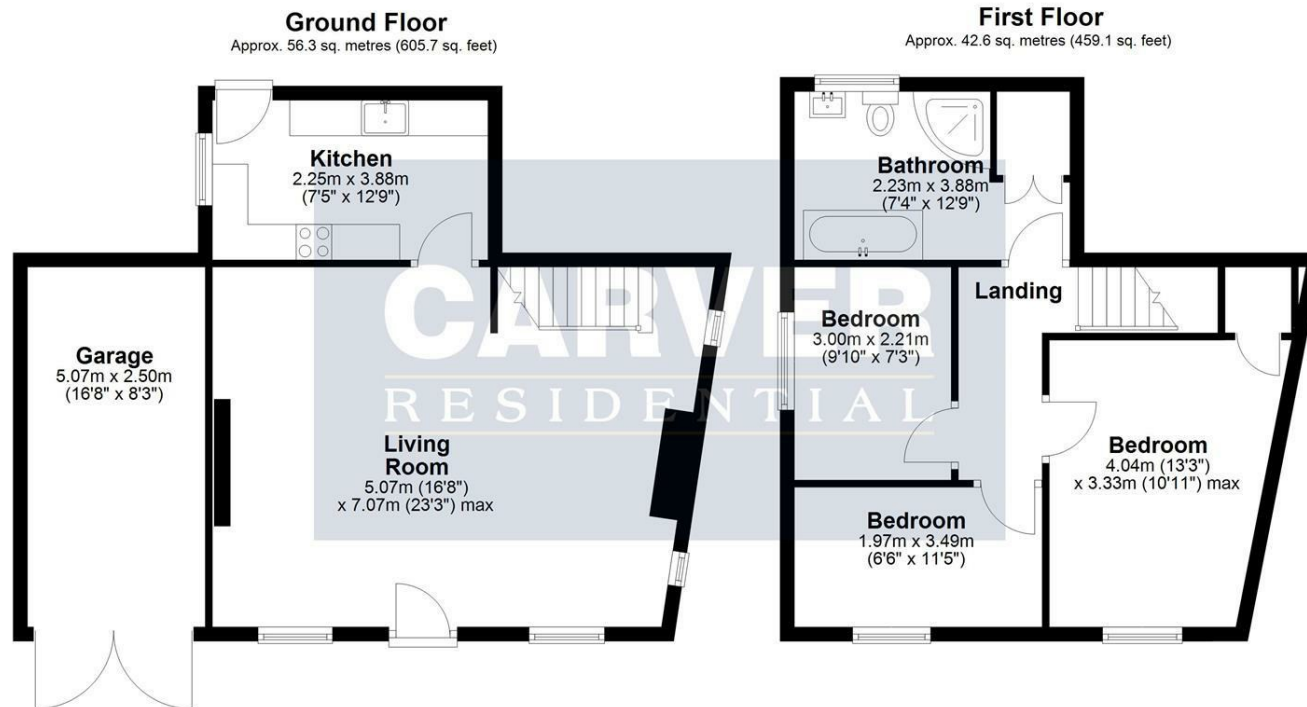
Tenure: Freehold

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



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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MAB 6202



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