

**\*\* LUXURIOUS FAMILY HOME \*\* \*\* PICTURESQUE VILLAGE LOCATION \*\***  
**\*\* SOUTH FACING GARDEN \*\* \*\* IMMENSE OPEN PLAN LIVING \*\***

We anticipate demand to be high for this truly impressive, deceptively spacious and extended three bedroom semi detached property delightfully positioned in this highly sought-after village where one can walk for miles and enjoy scenic beauty or simply relax and unwind within your own grounds.

The home has been significantly improved and extremely well cared for by the present owners to a high standard with little regard for cost. Viewings highly recommended at your earliest opportunity to really appreciate what this home has to offer for both inside and out. All external windows and doors were replaced in 2019, the fabulous garden room extension provides further family living accommodation. The open plan kitchen diner is perfect to maximise on family time, the home features a ground floor shower room and first floor bathroom, three double bedroom and South facing rear garden, to name a few fantastic features.

Please Note: Council tax band D. Freehold basis. EPC Band D.  
Please contact Smith & Friends for a viewing (formerly Robinsons Tees Valley).

**Highside Road, Heighington Village, Newton  
Aycliffe, DL5 6PG**

**3 Bed - House - Semi-Detached**

**Offers In Excess Of £299,000**

**EPC Rating: D**

**Council Tax Band: D**

**Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS



# Highside Road, Heighington Village, Newton Aycliffe, DL5 6PG



## GROUND FLOOR

Entrance hall, utility room with Oak work surfaces, stainless steel sink unit with mixer tap, plumbing for a washing machine and wall mounted Baxi combi boiler. Useful store room and ground floor shower room with double shower cubicle, vanity wash hand basin, w.c. and chrome towel radiator. Spacious lounge with solid Oak flooring and delightful multi fuel stove, perfect for those cosy nights in. Beautifully configured open plan kitchen diner family room considered the hub of many homes, this certainly is no exception, a truly impressive entertaining room. Well appointed kitchen providing an excellent range of units with Oak work surfaces, breakfast bar, five ring induction hob with chrome chimney style cooker hood, double electric oven, integrated microwave and dishwasher. The delightful garden room adds to what is a considerable amount of accommodation to the ground floor enjoying two Velux windows flooding the room with natural light and stunning bi-fold doors perfect for al fresco dining.

## FIRST FLOOR

Landing opening to three double, well dressed bedrooms all in excellent decorative order the master enjoying a built-in wardrobe and storage cupboard. All the bedrooms are doubles so it will certainly appeal to a growing family complimented by the stunning contemporary family bathroom with panelled bath with overhead shower, basin, w.c. and chrome radiator.

## EXTERNALLY

Block paved driveway allowing parking for two vehicles, peaceful patio area and pedestrian side access to the large south facing rear garden perfect for those warmer months. It has been lawned with a good size patio area which was laid in 2023 and two garden sheds.

## ENTRANCE HALL

## UTILITY ROOM

## GROUND FLOOR SHOWER ROOM/W.C.

## LOUNGE

## OPEN PLAN KITCHEN FAMILY ROOM

18'6" x 8'2" (5.66m x 2.51m)

## FAMILY ROOM

11'4" x 12'11" (3.46m x 3.96m)

## GARDEN ROOM

18'0" x 9'3" (5.50m x 2.82m)

## FIRST FLOOR LANDING

## BEDROOM

13'6" x 13'1" (4.12m x 3.99m)

## BEDROOM

11'4" x 13'1" (3.46m x 4m)

## BEDROOM

11'8" x 8'3" (3.56m x 2.54m)



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**FAMILY BATHROOM/W.C.**

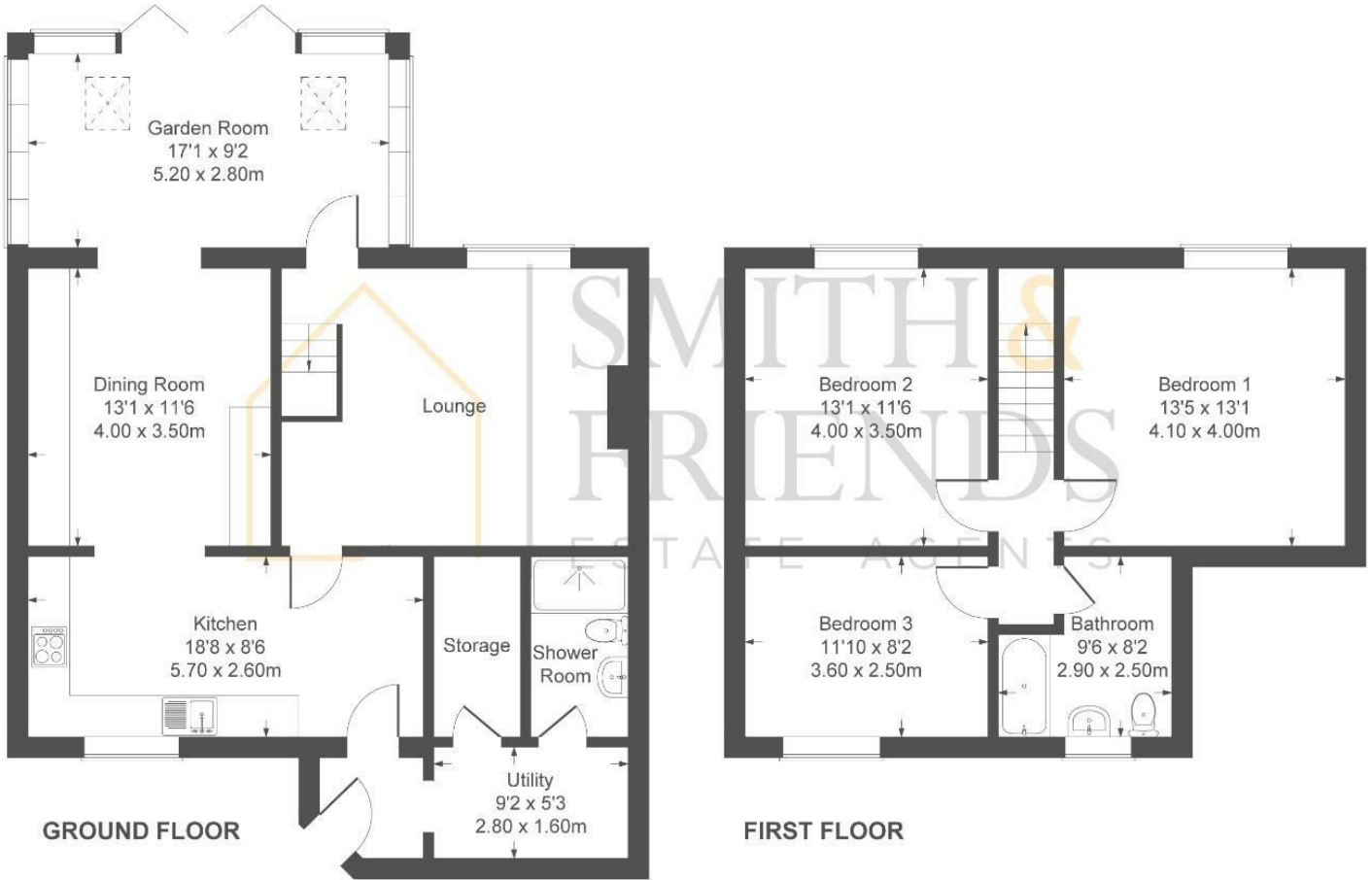
**FRONT EXTERNAL**

**REAR GARDEN**



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**Highside Road**  
Approximate Gross Internal Area  
1442 sq ft - 134 sq m



Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

7 Duke Street, Darlington, Co. Durham, DL3 7RX

01325 484440

darlington@smith-and-friends.co.uk

www.smith-and-friends.co.uk

