



Orchid Drive, Heighington Village, DL5 6AN
4 Bed - House - Detached
Offers In Excess Of £320,000

Council Tax Band: E
EPC Rating: B
Tenure: Freehold



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Orchid Drive, DL5 6AN

A beautifully presented four-bedroom detached home in the exclusive Orchid Drive development in Heighington, built in 2021 and still under NHBC warranty.

Set within a quiet cul-de-sac of executive homes, this stylish property offers spacious, high-quality living ideal for families. A bright hallway welcomes you into a large lounge and leads to an impressive open-plan kitchen/dining area with integrated appliances. There's also a separate utility room, ground floor WC, and a recently added sunroom with a solid roof, providing a cosy space overlooking the private rear garden.

Upstairs, the master bedroom benefits from an en suite shower room and built-in wardrobe. Three further well-proportioned bedrooms are served by a modern family bathroom.

Externally, there is a double-width block-paved driveway, an integrated garage, and a beautifully landscaped rear garden with lawn, patio, and mature borders.

Heighington is a picturesque and highly desirable village situated just a short drive from Darlington and Newton Aycliffe. Frequently ranked as one of the most charming villages in the region, it offers a perfect blend of countryside tranquillity and modern convenience.

Local Amenities & Schools:

Families are well served by excellent local schools, including Heighington CE Primary School, rated Good by Ofsted, and within easy reach of UTC South Durham and other secondary schools in Darlington and Newton Aycliffe. Local nurseries and childcare facilities are also available nearby, making it an ideal spot for families with young children.

Local pubs include the Bay Horse and the George & Dragon offering great food and a welcoming community atmosphere. The village also offers convenient access to the A1(M) and nearby rail links from Darlington Station, making it perfect for commuters.







Orchid Drive

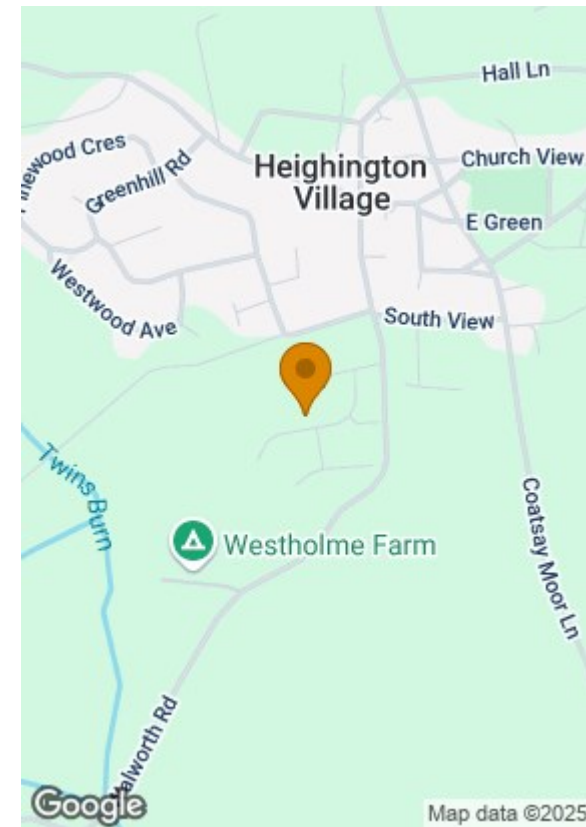
Approximate Gross Internal Area
1412 sq ft - 131 sq m




SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		83	
(69-80) C			
(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	

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.

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