



2 Buttercup Close, Heighington Village, Newton Aycliffe, DL5 6AS
Offers In The Region Of £375,000

Ann Cordey
ESTATE AGENTS



2 Buttercup Close, Heighington Village, Newton Aycliffe, DL5 6AS

Nestled in the extremely popular village of Heighington, Buttercup Close is an immaculately presented four-bedroom detached house. Boasting two reception rooms, this property offers ample space for all your living needs.

The property benefits from a beautifully designed open plan kitchen, dining, and living space, perfect for entertaining guests or simply enjoying a cozy night in with your loved ones. The property features two bathrooms, ensuring convenience for all family members or guests.

One of the standout features of this property is the landscaped rear garden, providing a tranquil outdoor space where you can unwind and enjoy the fresh air. With parking available for up to five vehicles, you'll never have to worry about finding space for your cars when returning home.

Located in a popular village setting, this house offers not just a place to live, but a community to be a part of.

HALLWAY

The composite entrance door opens into the reception hallway which has access to the Lounge, Cloaks/WC, Kitchen and integral garage. The staircase leading to the first floor is situated here.

LOUNGE

12'3" x 16'4" (3.75 x 4.99)

A light and bright reception room having a UPVC window to the front aspect.

CLOAKS/WC

Fitted with a white suite to include a low level WC and hand basin which is situated within a handy vanity storage unit.

KITCHEN/DINING/FAMILY ROOM

29'3" x 11'3" (8.94 x 3.45)

A spacious reception room being a perfect place to entertain guests. The kitchen is fitted with an ample range of grey gloss wall, floor and drawer cabinets with complimentary work surfaces and stainless steel sink unit. The integrated appliances include a gas hob with stainless steel extractor hood, electric oven and fridge/freezer.

The room can easily accommodate a large family dining table and soft seating. The room is light having a UPVC window to the rear and french doors leading out.

FIRST FLOOR LANDING

Leading to all four bedrooms and bathroom/WC.

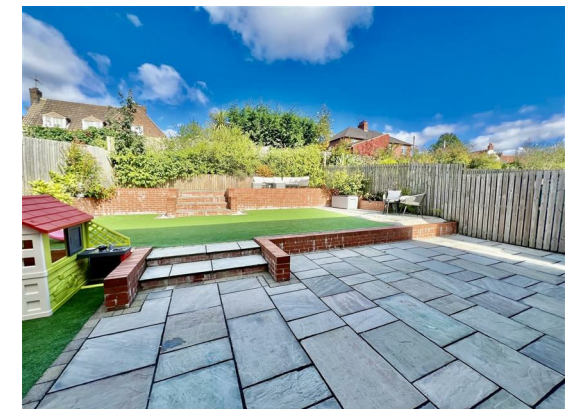
BEDROOM ONE

16'1" x 16'4" (4.91 x 4.99)

A spacious master bedroom having a UPVC window to the front aspect, fitted wardrobes and benefiting from en-suite facilities.

ENSUITE

Fitted with a white suite to include a walk-in shower cubicle with mains fed shower and screen, low level WC and hand basin. The room has a UPVC window to the front aspect.



BEDROOM TWO

10'0" x 16'3" (3.05 x 4.97)

A further double room with a UPVC window to the front aspect.

BEDROOM THREE

11'3" x 11'3" (3.45 x 3.45)

Having a UPVC window to the rear aspect.

BEDROOM FOUR

A sizeable single room , having a UPVC window to the rear aspect.

BATHROOM/WC

Fitted with a white suite to include a panelled bath with over the bath mainsfed shower , hand basin and low level WC. The room has a UPVC window to the rear.

EXTERNALLY

To the front of the property there is a driveway for several cars leading to an integral garage a lawn with wrought iron railings.

To the rear there is two patio seating area which is ideal for garden furniture with quality artificial turf.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		84	
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

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