



VENTURE
PLATINUM

South View | Newton Aycliffe
Offers Over £550,000



In the sought after Heighington Village, this impressive detached house on South View offers a perfect blend of modern living and village charm. With five spacious bedrooms, this property is ideal for families seeking comfort and space. The house boasts three well-appointed reception rooms, providing ample areas for relaxation and entertainment.

The modern kitchen is equipped with contemporary appliances, making it a delightful space for culinary enthusiasts. Additionally, the property features two bathrooms and a convenient ground floor cloakroom, ensuring that the needs of a busy household are well catered for.

With ample off-street parking adding to the convenience of this lovely home, the village location offers a peaceful atmosphere while still being within easy reach of local amenities and transport links.

This property is a wonderful opportunity for those looking to settle in a friendly community, with the added benefit of modern comforts.

Don't miss the chance to make this delightful house your new home.

Entrance Hall

Composite door and window to front, coving to ceiling, staircase to first floor landing, solid oak floor and radiator.

Lounge 5.99m x 4.55m (19'08 x 14'11)

Upvc double glazed bay window to front with shutter blind and panelling under. Coving to ceiling, wall lighting and Brick chimney recess with inset multi fuel burner. Double doors to Kitchen/Diner.

Kitchen/Diner 8.20m x 4.95m (26'11 x 16'03)

Two Bifold doors to rear, fitted with Gloss Porta Cashmere wall, base and drawer units with Silestone worktops. Integrated five ring Neff induction hob with deep pan drawer and extractor over. Integrated eye level double oven. There is space for an American style fridge freezer, spotlights to ceiling and three vertical radiators. Central Breakfast island with Silestone worktop and fitted underneath in Porta Dust Grey, integrated sink with mixer tap and retractable power sockets. The island boasts an integrated dishwasher and space for a washing machine. There is a fixed seating, Diner style area with table and chairs. Access to cellar with power and light which is ideal for storage.

Ground Floor Cloaks

Upvc double glazed obscure window to front, low level w.c, wash hand basin, part tiled walls and floor.

Family Room 3.56m x 8.05m (11'08 x 26'05)

Upvc double glazed window to front, door and window to rear, spotlights to ceiling and radiator. Kitchen area with Gloss Porta Cashmere wall, base and drawer units, stainless steel sink with mixer tap and integrated storage cupboards.

First Floor Landing

Bright and airy space with Velux window.

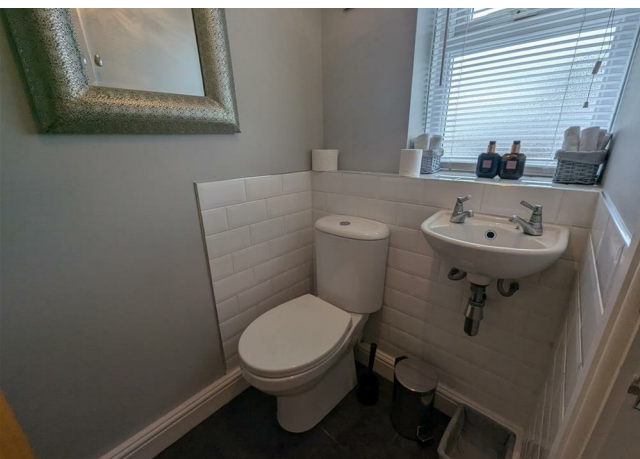
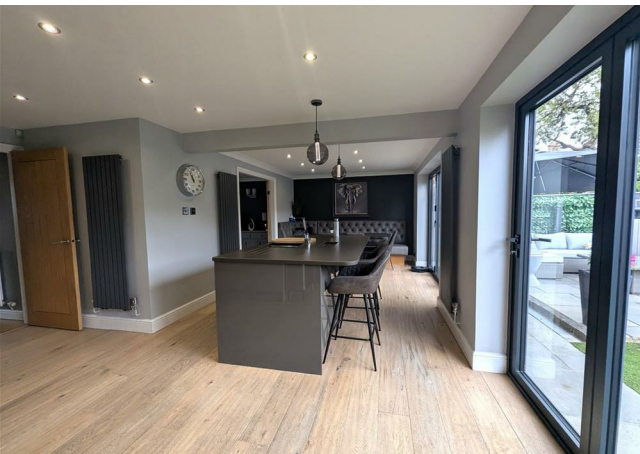
Bedroom One 4.14m x 5.08m (13'07 x 16'08)

Upvc double glazed window to front with shutter blinds. Fitted Wardrobes with sliding part mirrored doors and matching drawers. Radiator.

En-suite 1.75m x 3.15m (5'09 x 10'04)

Velux window to rear, freestanding bath with mixer tap and spray, separate shower cubicle, also with waterfall and spray. Low level w.c, wash hand basin in vanity, heated towel rail, fully tiled walls and floor and spotlights to ceiling.





Bedroom Two 3.53m x 3.91m (11'07 x 12'10)

Upvc double glazed window to front with shutter blind, fitted wardrobes (installed by Bedroom Image), laminate floor and radiator.

Bedroom Three

Upvc double glazed window to rear and radiator.

Bedroom Four 2.29m x 2.90m (7'06 x 9'06)

Upvc double glazed window to rear, fitted wardrobes with sliding doors, (installed by Bedroom Image) and radiator.





Bedroom Five 3.63m x 4.90m (11'11 x 16'01)

Double glazed Dormer window to front, integrated storage and radiator.

Family Bathroom

Walk in double shower with fixed seating, waterfall and spray. Low level w.c, wash hand basin in vanity with led mirror over. Tiled floor and fully tiled walls. Walk in Sauna with fixed seating.

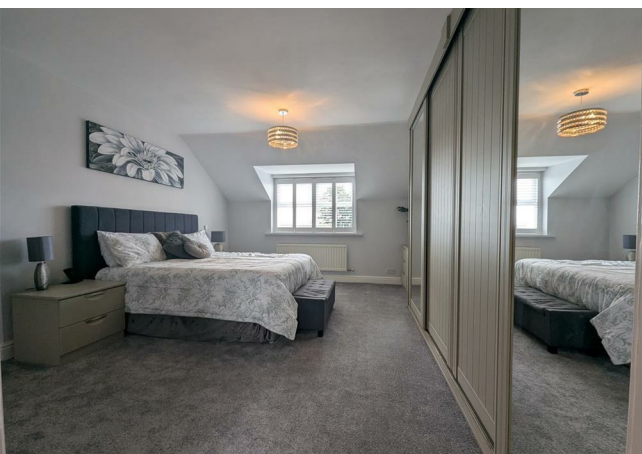
Externally

To the front is a generous driveway providing off street parking and gated access to rear.

To the rear is an enclosed garden with artificial lawn and patio areas. There is an overhead original beam.

Tenure

Freehold



Property Details

Local Authority: Darlington
Council Tax Band: E
Annual Price: £2,899
Conservation Area: Heighington
Flood Risk: Very low
Floor Area: 2,152 ft 2 / 200 m 2
Plot size: 0.08 acres
Mobile coverage

EE
Vodafone
Three
O2
Broadband

Basic
6 Mbps
Superfast
254 Mbps
Satellite / Fibre TV Availability

BT
Sky

Note

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house









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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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