



## CHAIN FREE

Large Family home, roll your sleeves up and come put your own stamp on it!

Situated on Highside Road over looking beautiful rural views to the front, in the picturesque village of Heighington, this splendid large detached house offers an exceptional living experience for families and individuals alike. With an impressive five bedrooms, this property provides ample space for comfortable living and personal retreat, just in need of some modernisation to take to the next level.

The house boasts four well-appointed reception rooms, perfect for entertaining guests or enjoying quiet family evenings. Each room is designed to create a warm and inviting atmosphere, allowing for both relaxation and social gatherings. The two bathrooms are thoughtfully designed, ensuring convenience for all residents and visitors.

For those with vehicles, the property includes parking space for up to four vehicles, a rare find that adds to the practicality of this delightful home. To the rear a fantastic private south facing secure garden and a spacious double garage/workshop.

Heighington is known for its community spirit and scenic surroundings, making it an ideal location for those seeking a peaceful yet connected lifestyle. This property is not just a house; it is a place where memories can be made and cherished for years to come.

If you are looking add your own mark and a spacious family home in a tranquil setting, this residence on Highside Road is certainly worth considering.





- Large Family Detached home, make it your own!
- 4 reception rooms
- South facing private secure garden to rear
- SPACIOUS double garage
- Chain free!
- 5 Bedrooms
- 2 Bathrooms with a further W/C on ground floor
- Off street parking for 2 vehicles
- Rural outlook to the North (Front)

#### GENERAL INFORMATION:

Tenure: Freehold

Services: Gas central heating, mains electric, water and drainage.

Double glazing

Local Authority: Darlington Borough Council (Tax Banding E)

#### Buyers Identification Checks

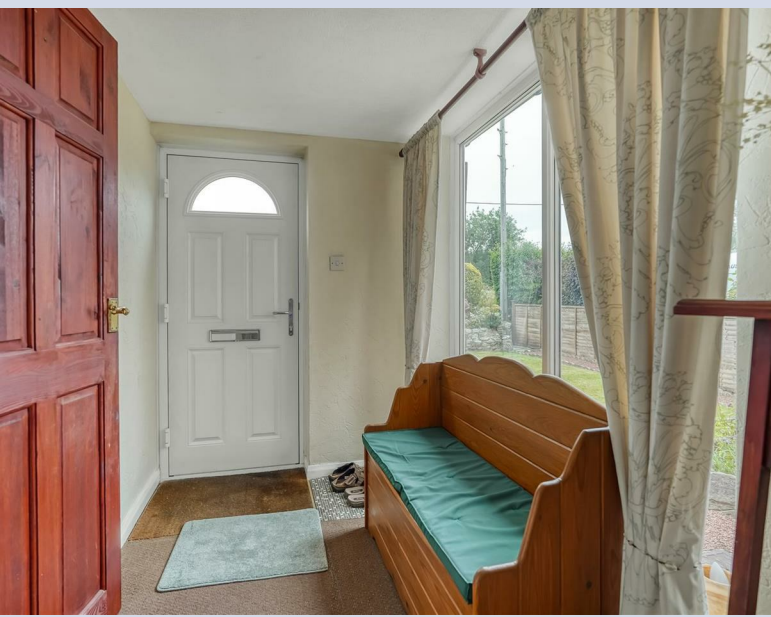
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#### Property Size

Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. this may potentially exclude a conservatory and/or garage)

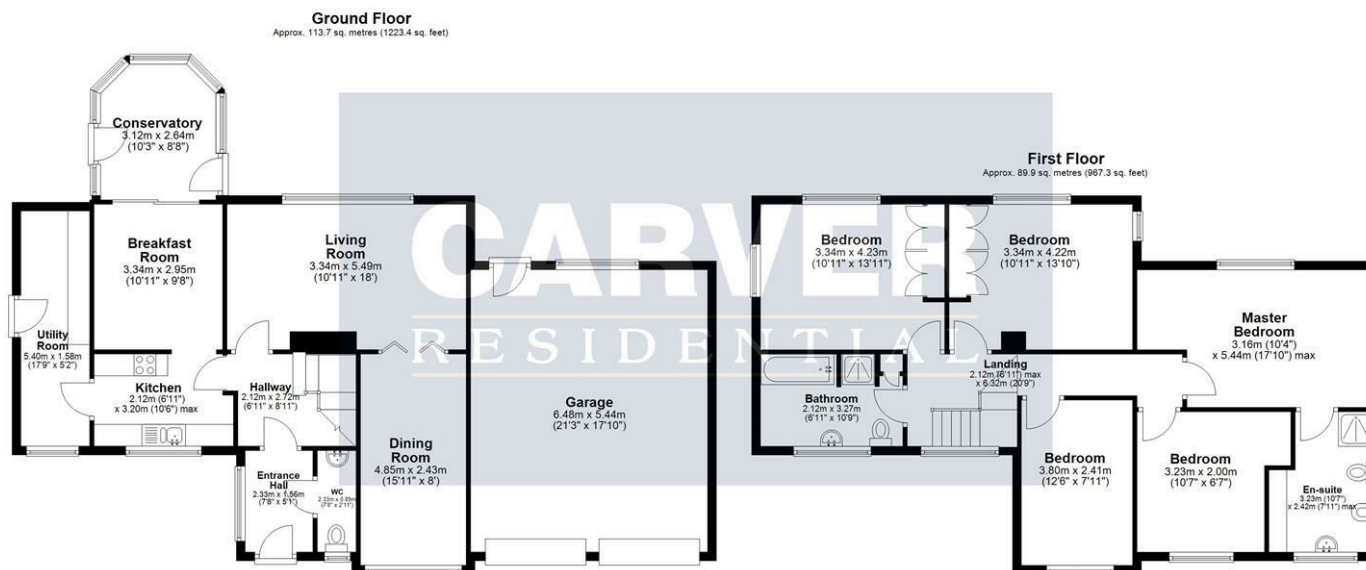








| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
| Very energy efficient - lower running costs | Current | Potential               |
| 92-100 <b>A</b>                             |         |                         |
| 81-91 <b>B</b>                              |         |                         |
| 69-80 <b>C</b>                              |         |                         |
| 55-68 <b>D</b>                              |         |                         |
| 49-54 <b>E</b>                              |         |                         |
| 35-48 <b>F</b>                              |         |                         |
| 1-34 <b>G</b>                               |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |



Total area: approx. 203.5 sq. metres (2190.7 sq. feet)  
32 Highside Road, Heighington

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**14 Duke Street, Darlington**  
**Co Durham, DL3 7AA**  
**01325 357807**  
**sales@carvergroup.co.uk**

**63 Dalton Way, Newton Aycliffe**  
**Co Durham DL5 4NB**  
**01325 320676**  
**aycliffe@carvergroup.co.uk**

**41 Market Place, Richmond**  
**North Yorkshire, DL10 4QL**  
**01748 825317**  
**richmond@carvergroup.co.uk**

**219 High Street, Northallerton**  
**North Yorkshire DL7 8LW**  
**01609 777710**  
**northallerton@carvergroup.co.uk**

**[www.carvergroup.co.uk](http://www.carvergroup.co.uk)**