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ESTATE AGENTS

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16 WEST GREEN, HEIGHINGTON VILLAGE, NEWTON AYCLIFFE, DL5 6RA

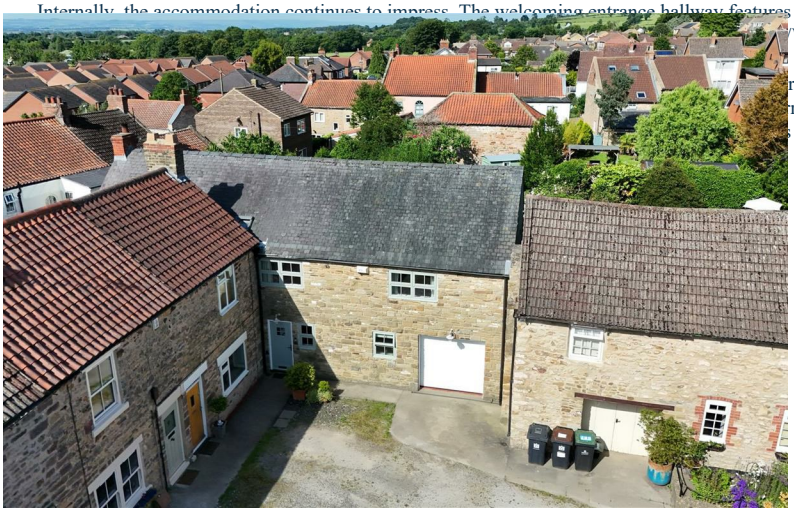
Offers In The Region Of £450,000

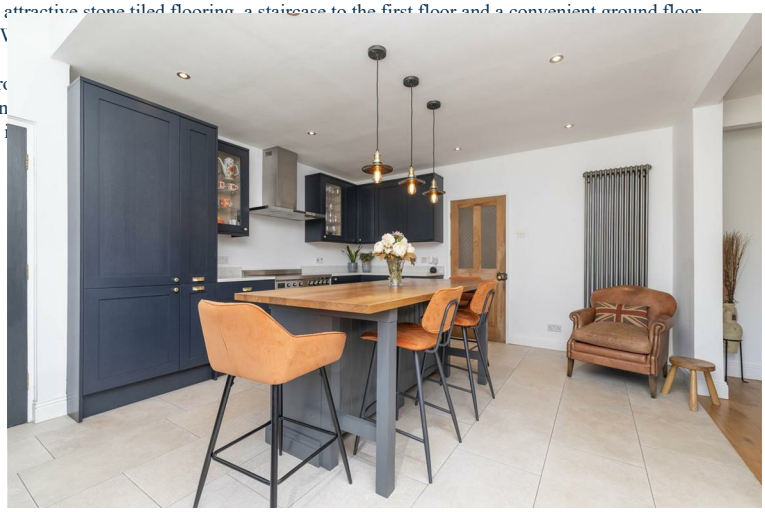
A rare opportunity to acquire a truly individual family home, superbly positioned just moments from the picturesque village green in the highly sought-after village of Heighington. This outstanding four-bedroom cottage offers an exceptional blend of character, space and modern living, making it a property that simply must be viewed to be fully appreciated.

Externally, the property enjoys off-street parking to the front and benefits from an integral garage with both front and rear access doors, providing excellent practicality and secure vehicle access.

The rear garden is a particular highlight of the home. Beautifully landscaped and enjoying an excellent degree of privacy, it is enclosed by attractive stone wall boundaries and offers two separate seating areas, including a substantial patio accessed directly from contemporary bi-folding doors. Designed with both relaxation and family life in mind, this stunning outdoor space provides the perfect setting for entertaining and enjoying the warmer months.

Internally, the accommodation continues to impress. The welcoming entrance hallway features attractive stone tiled flooring, a staircase to the first floor and a convenient ground floor





The first-floor accommodation comprises four generous double bedrooms. Two of the bedrooms share a stylish Jack and Jill en-suite shower room, whilst a well-appointed family bathroom features a free standing bath. The principal bedroom is particularly impressive, offering generous proportions together with a dedicated dressing area and en suite featuring walk in shower, creating a luxurious retreat for the owners.

This exceptional home combines village charm with modern family living and is certain to attract considerable interest.

GARAGE
25'9" x 9'9" (7.87 x 2.99)

KITCHEN
17'7" x 13'9" (5.37 x 4.21)

DINING ROOM
18'6" x 12'5" (5.66 x 3.79)

LIVING ROOM
18'7" x 12'8" (5.67 x 3.88)

WC
7'8" x 5'3" (2.36 x 1.61)

BEDROOM
9'3" x 15'3" (2.82 x 4.66)

BATHROOM JACK & JILL

BEDROOM
9'7" x 13'7" (2.93 x 4.16)

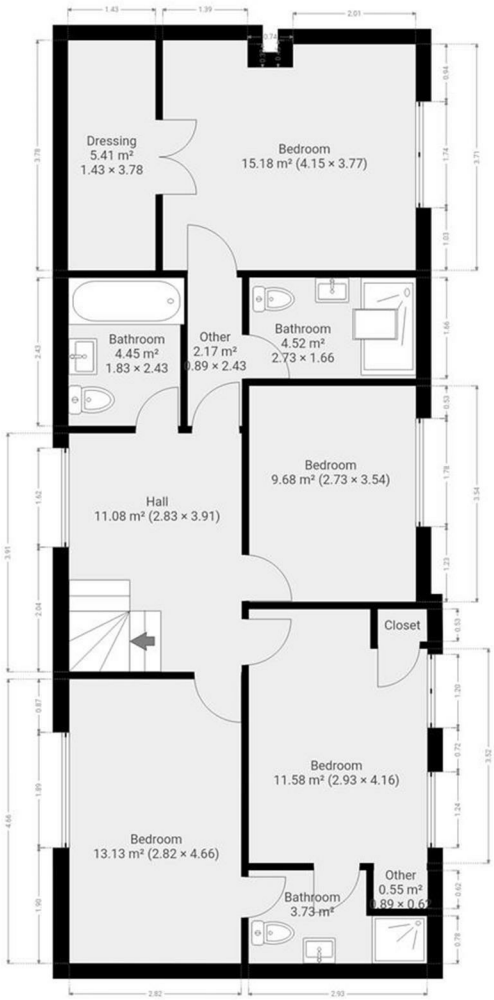
BEDROOM
8'11" x 11'7" (2.73 x 3.54)

FAMILY BATHROOM
6'0" x 7'11" (1.83 x 2.43)

MASTER BED EN SUITE
8'11" x 5'5" (2.73 x 1.66)

MASTER BEDROOM
13'7" x 12'4" (4.15 x 3.77)

DRESSING ROOM
4'8" x 12'4" (1.43 x 3.78)



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The Property Ombudsman