

Orchid Drive, Heighington Village, DL5 6AN.
Offers in the region of £299,950

estates⁴
'The Art of Property'



Orchid Drive, Heighington Village, DL5 6AN.

Offers in the region of £299,950

Council Tax Band: E

Exceptional family living in the Heart of the highly sought-after Heighington village. Situated on an exclusive modern development, this beautifully presented, extended four-bedroom detached home offers the perfect balance of contemporary luxury, family practicality and village charm. Built in 2021 and benefiting from the remainder of its NHBC warranty, the property is finished to an excellent standard throughout and provides spacious, versatile accommodation designed for modern family life.

At the heart of the home is a stunning open-plan dining kitchen, seamlessly flowing to the garden room extension, creating a wonderful setting for everyday living, entertaining and family gatherings. A generous lounge offers a relaxing retreat, while the addition of a utility room and ground floor WC further enhances the practicality of the layout. Upstairs four well-proportioned bedrooms and a contemporary bathroom, provide ample space for a growing family, with the principal bedroom enjoying fitted wardrobes and stylish en-suite facilities.

Externally, the property continues to impress with a double-width driveway, garage and an attractive rear garden, ideal for outdoor dining, children's play or simply unwinding during the warmer months.

Heighington remains one of County Durham's most desirable villages, renowned for its picturesque surroundings, strong sense of community and countryside walks right on the doorstep. Despite its peaceful rural setting, the village enjoys excellent transport links with easy access to Darlington, Newton Aycliffe and the A1(M), making it an ideal location for commuters seeking a lifestyle that combines convenience with countryside living.

Offering space, style and an enviable village setting,

this impressive home is perfectly suited to modern family living and early viewings highly recommended to fully appreciate all that it has to offer.

Please note:

Council tax Band - E

Tenure - Freehold

Total sq ft and room dimensions to be considered a guide only.

Following acceptance of an offer, the prospective buyer(s) will be required to pay £30 (inc. VAT) per client, to cover the cost of anti-money laundering checks conducted by Estates, in compliance with HMRC regulations.

Estates 'The Art of Property'

Professional Estate Agents, selling homes across Darlington, Newton Aycliffe, Teesside & North Yorkshire with creative & inviting marketing strategies! Property appraisals available 7 days a week!

Disclaimer:

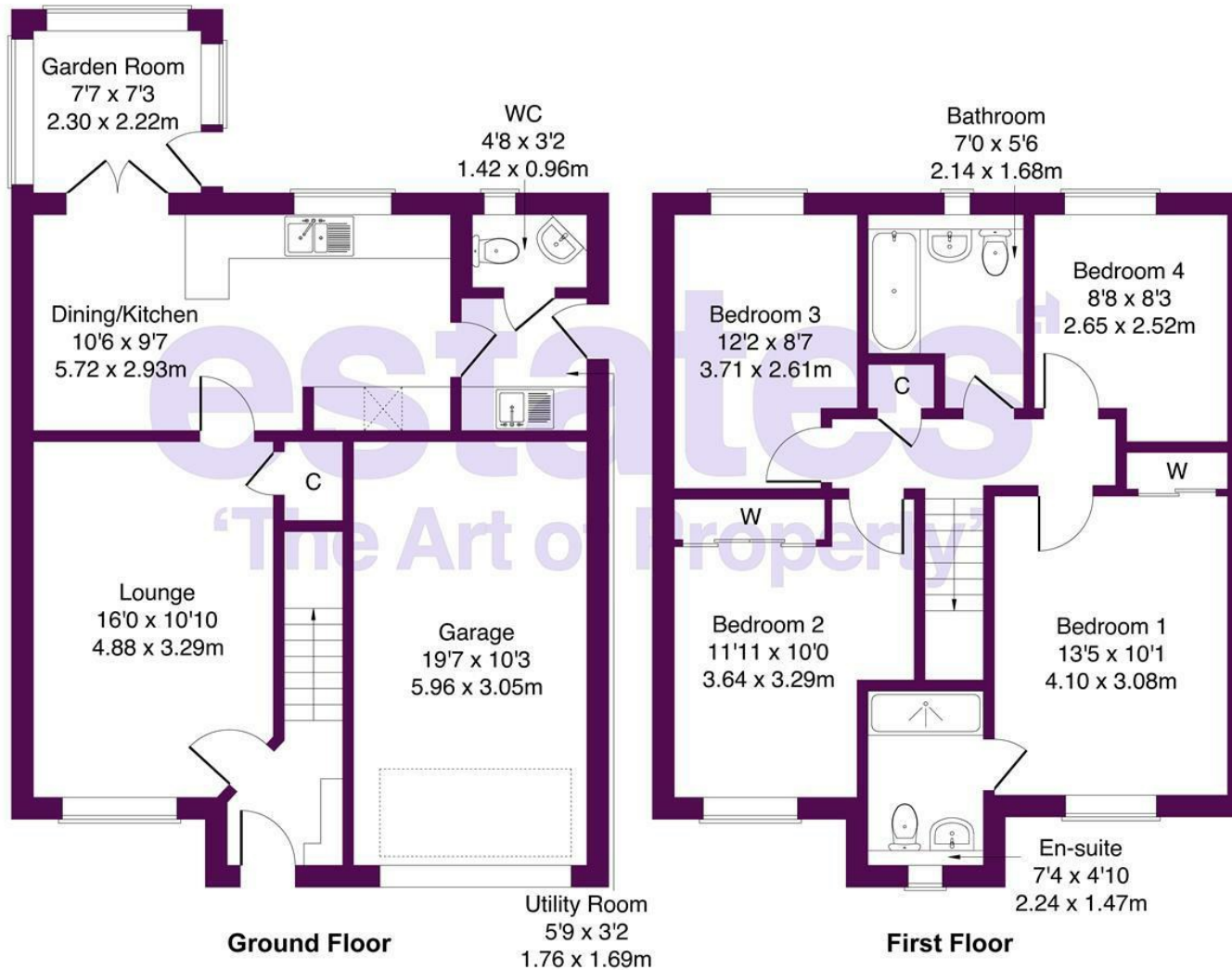
These particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) with the intention of providing a fair and accurate guide to the property. They do not constitute or form

part of an offer or contract nor may they be regarded as representations, all interested parties must themselves verify their accuracy. No tests or checks have been carried out in respect of heating, plumbing, electric installations, or any type of appliances which may be included. All photos, videos, and marketing material created by Estates 'The Art of Property', are the property of our agency and are protected by copyright law. Our marketing material must not be copied, reproduced, shared, or used in any way without our prior written permission.



Orchid Drive Heighington Village, DL5 6AN

Approximate Gross Internal Area: (1432 sq ft - 133 sq m.)



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

estates⁴
'The Art of Property'

Business Central 2 Union Square
Central Park
Darlington
County Durham
DL1 1GL
01325 804850
sales@estatesgroup.co.uk
<https://estates-theartofproperty.co.uk/>

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	