

CARVERS

SALES & LETTINGS

South View

Heighington Village, DL5 6RD

Offers over £545,000

House - Detached

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Occupying a desirable position within the highly regarded and picturesque village of Heighington, this substantial five-bedroom detached family home offers spacious and versatile accommodation throughout, perfectly suited to modern family living.

The property is entered via a welcoming reception hall which leads to a lovely bright and airy landing, creating an immediate sense of space. The generous accommodation includes three impressive reception rooms, providing excellent flexibility for both everyday living and entertaining. At the heart of the home is a stunning kitchen/breakfast/family room, offering a wonderful social space for family gatherings and informal dining.

To the first floor are five well-proportioned bedrooms, including a superb principal bedroom benefitting from its own en-suite shower room. The remaining bedrooms are served by a spacious family bathroom, complete with the luxury addition of a sauna, creating the perfect place to relax and unwind.

Further practical features include a useful downstairs W.C. and a cellar providing valuable storage space.

Externally, the property continues to impress with an attractive rear garden designed for low-maintenance enjoyment, featuring artificial turf and a lovely patio area ideal for outdoor dining and entertaining. To the front, a large driveway provides off-road parking for several vehicles.

Heighington is one of County Durham's most sought-after villages, renowned for its charming village green, attractive surroundings and strong sense of community, while remaining conveniently placed for access to Darlington, Newton Aycliffe and major transport links.

A rare opportunity to acquire a substantial detached family home in a truly enviable village location.









- Stunning substantial very vesatile family home
- Five bedrooms en-suite to master
- Fabulous reception rooms- beautiful large kitchen/breakfast/family room
- Lovely rear garden with pleasant patio area
- Located in the lovely pituresque village og Heighington
- Family bathroom with a sauna
- Downstairs w.c. and a useful cellar
- Large driveway for car parking



GENERAL INFORMATION:

Tenure: Freehold
Services: Gas central heating, mains electric, water and drainage.
Double glazing
Local Authority: Darlington Borough Council (Tax Banding E)
The property is in a conservation area (Heighington)

Buyers Identification Checks

Should a purchaser(s) have an offer accepted on a property marketed by Carvers they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity, this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

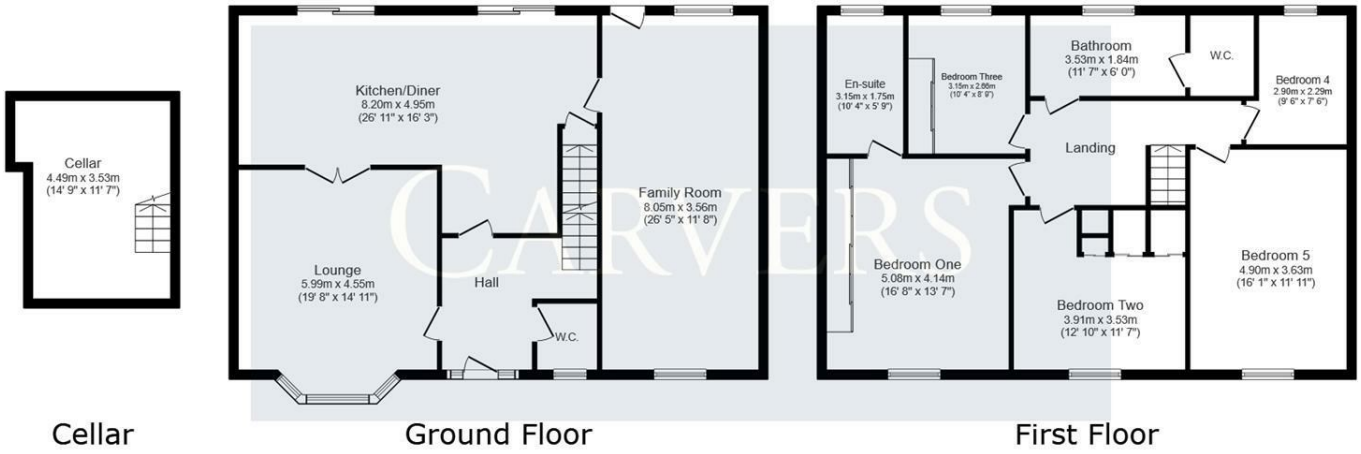
Property Size

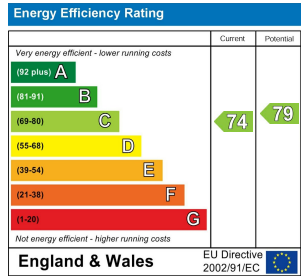
Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. this may potentially exclude e.g a conservatory and/or garage)











Property size taken from EPC
2152.00 sq ft

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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