



Twinsburn Road, Heighington Village  
Newton Aycliffe



Offers Invited Between £270,000 and £280,000



## 30 Twinsburn Road

Heighington Village, Newton Aycliffe

This impressive four-bedroom detached family home offers spacious and highly versatile accommodation, ideally positioned within the sought-after village of Heighington.

A standout feature of the property is the thoughtfully converted garage, now forming a generous ground floor principal bedroom complete with a private en-suite shower room—perfect for those seeking the convenience of ground floor living or flexible family arrangements.

The ground floor further comprises a welcoming entrance hall leading into a spacious lounge, ideal for both relaxing and entertaining. A separate dining room provides an excellent space for formal occasions, while the well-appointed kitchen/diner offers ample room for cooking and everyday dining. A separate utility room enhances practicality, complemented by a convenient ground floor WC.

To the first floor are three well-proportioned bedrooms, all offering flexibility for family life, guests, or home working, and served by a modern family bathroom.

Externally, the property boasts ample off-street parking to the front, providing space for multiple vehicles. To the rear, a beautifully maintained south-facing garden features a patio seating area, a well-kept lawn, and established shrub borders—creating an ideal outdoor space for relaxation and entertaining.



Council Tax band: D

Tenure: Freehold

- Four Bedroom Detached Family Home
- Master Bedroom With Ensuite Shower Room
- Lounge | Dining Room | Kitchen/Diner | Utility Room | WC
- Beautiful rear Garden
- Ample Parking
- Energy Performance Certificate: TBC

#### Hallway

5'1" × 5'10" (1.56 × 1.78 m)

#### Lounge

12'6" × 12'6" (3.83 × 3.82 m)

#### Dining Room

9'9" × 11'3" (2.98 × 3.45 m)

#### Kitchen

8'0" × 11'3" (2.45 × 3.45 m)

#### Kitchen/Diner

9'11" × 12'5" (3.02 × 3.80 m)

#### Utility Room

5'5" × 9'3" (1.67 × 2.84 m)

#### WC

4'8" × 2'9" (1.44 × 0.85 m)

#### Bedroom 1

14'10" × 14'6" (4.52 × 4.43 m)

#### En-suite

5'7" × 6'3" (1.71 × 1.91 m)

#### Landing

4'5" × 9'1" (1.36 × 2.78 m)

#### Bedroom 2

10'3" × 12'5" (3.14 × 3.81 m)

#### Bedroom 3

10'5" × 9'8" (3.18 × 2.95 m)





**Bedroom 4**

7'6" × 9'3" (2.30 × 2.83 m)

**Bathroom**

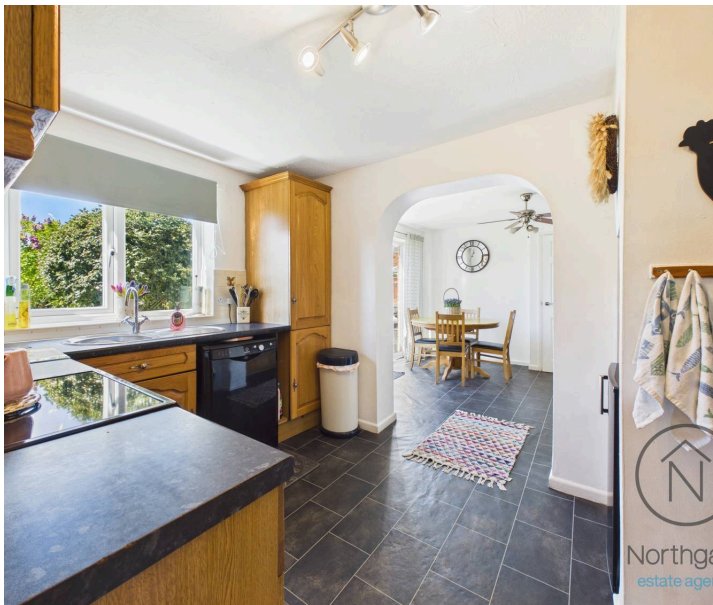
7'5" × 5'6" (2.26 × 1.69 m)

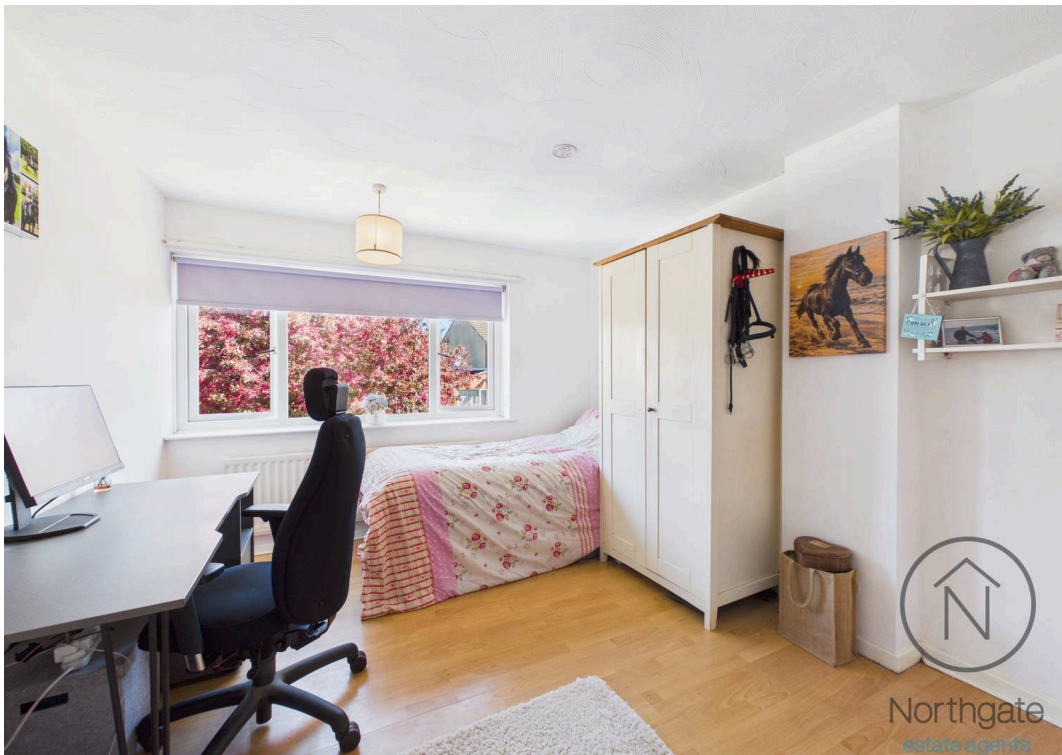
Front Garden

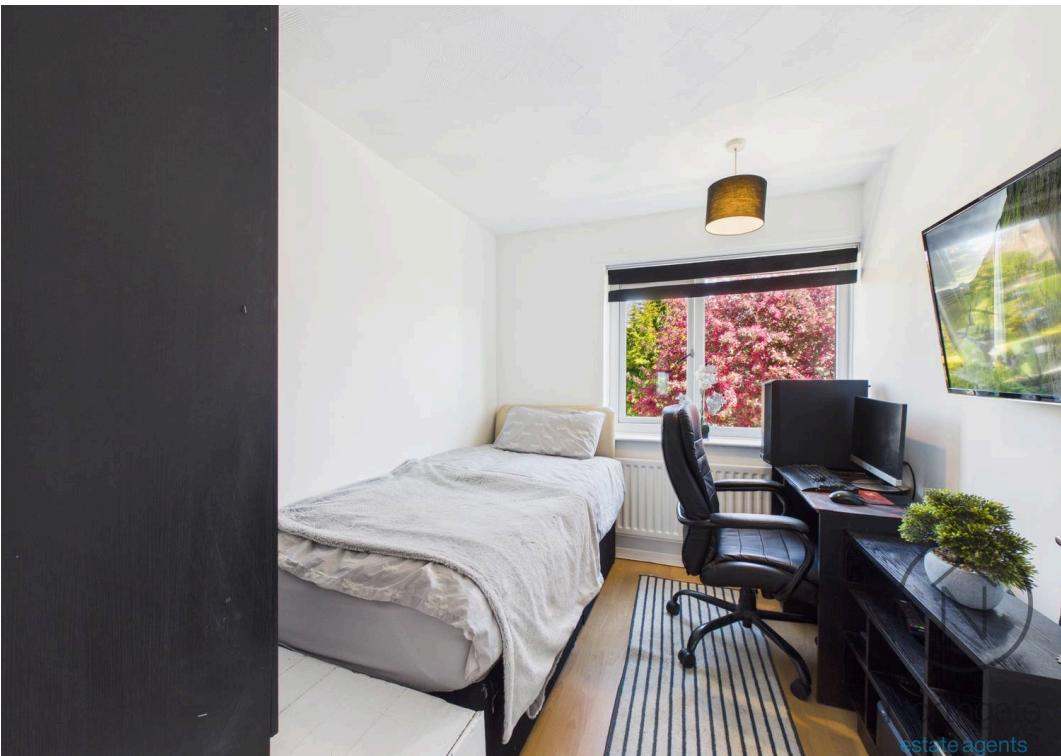
Rear Garden

**DRIVEWAY**

3 Parking Spaces

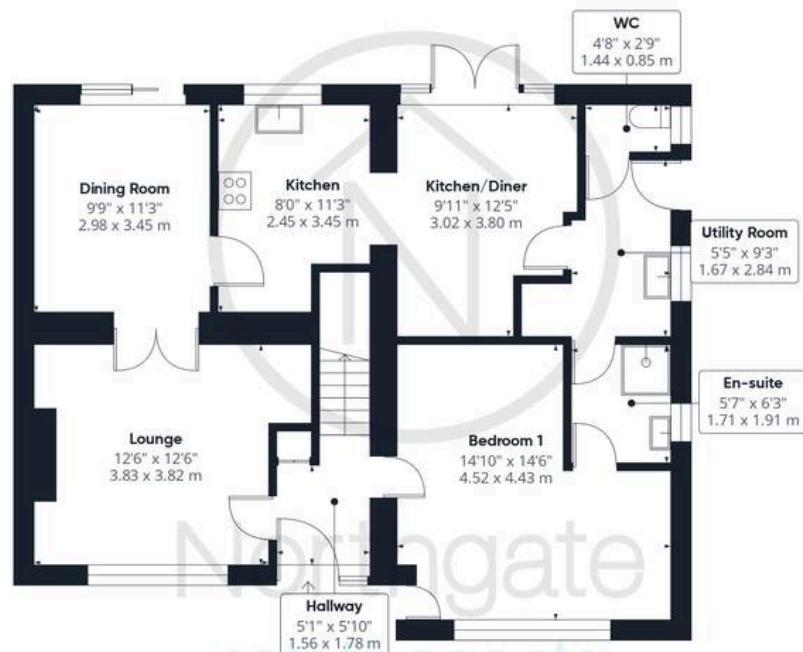








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Ground Floor

Approximate total area<sup>(1)</sup>

1233 ft<sup>2</sup>

114.7 m<sup>2</sup>



Floor 1



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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