



20 ORCHID DRIVE, HEIGHINGTON VILLAGE, NEWTON AYCLIFFE, DL5 6AN

Offers In The Region Of £375,000

Located in the extremely popular village of Heighington, Orchid Drive is an immaculately presented four-bedroom detached house. Boasting two reception rooms, this property offers ample space for all your living needs.

The property benefits from a beautifully designed open plan kitchen, dining, and living space, perfect for entertaining guests or simply enjoying a cozy night in with your loved ones. The property features two bathrooms, ensuring convenience for all family members or guests.

One of the standout features of this property is the landscaped rear garden, providing a tranquil outdoor space where you can unwind and



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of areas, volumes, masses and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown are and should be used as such by any prospective purchaser. The services, systems and appliances shown are and should be used as such by any prospective purchaser. The services, systems and appliances shown are and should be used as such by any prospective purchaser. Made with MyEnergy CO2CS

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			94
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO2 emissions</i>			
England & Wales		EU Directive 2002/91/EC	

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

These particulars do not constitute, nor constitute part of, an offer or contract. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Ann Cordey, or any other person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. All measurements are approximate.

