



19 Church View, Heighington Village

Newton Aycliffe



In Excess of £195,000



## 19 Church View

Heighington Village, Newton Aycliffe

Presenting a charming two-bedroom stone built cottage nestled within the picturesque Heighington Village. This delightful property exudes character and charm, offering a cosy retreat within a tranquil setting.

Upon entering, you are welcomed by an inviting entrance hall that sets the tone for the warmth and comfort that permeates throughout the home. The spacious lounge, adorned with a stunning stone-built fire surround, provides the perfect space for relaxation and unwinding after a long day. The natural textures and timeless appeal of the stone add a touch of rustic elegance to the room.

Continuing through, the dining room seamlessly flows into the modern and well-appointed fitted kitchen, complete with a range of appliances that cater to the needs of modern living. Whether you are a culinary enthusiast or enjoy hosting gatherings, this kitchen is sure to inspire creativity and convenience in your cooking endeavours.

Ascending to the first floor, you will find a well-designed landing that leads to the master bedroom and bedroom two. The adjacent family bathroom provides a haven of relaxation with its clean lines and contemporary fittings, perfect for unwinding with a soothing soak after a busy day.

Externally: Large rear garden with patio area.

Throughout this enchanting property, the marriage of traditional elements and modern conveniences creates a harmonious blend of comfort and functionality. The thoughtful layout and design choices ensure that every inch of space is utilised efficiently, maximising the potential of this cosy abode.



**Entrance**

3'6 x 3'8 (1.08 x 1.12m)

**Hallway**

3'9 x 4'7 (1.14 x 1.42m)

**Lounge**

14'0 x 9'7 (4.28 x 2.93m)

**Dining Room**

6'9 x 10'8 (2.07 x 3.28m)

**Kitchen**

11'4 x 6'6 (3.46 x 1.98m)

**Landing**

15'1 x 3'9 (4.60 x 1.16m)

**Bedroom**

11'11 x 10'5 (3.64 x 3.19m)

**Bedroom 2**

7'0 x 8'3 (2.15 x 2.52m)

**Bathroom**

8'4 x 6'4 (2.56 x 1.95m)





## GARDEN

Large rear garden with patio area

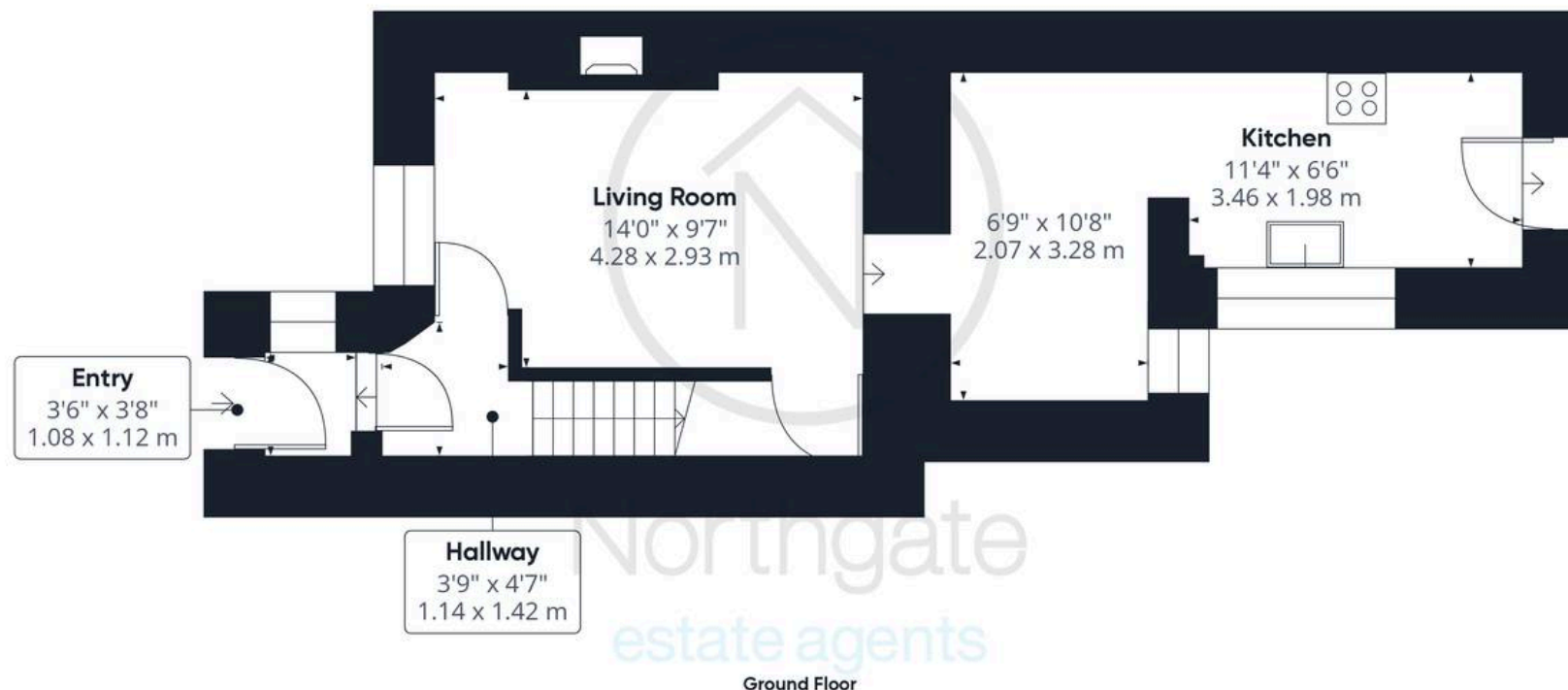








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Approximate total area<sup>(1)</sup>

693.52 ft<sup>2</sup>

64.43 m<sup>2</sup>



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



## Northgate - County Durham

Suite 3, Avenue House, Greenwell Road, Newton Aycliffe - DL5 4DH

01325 728333 • [info@northgates.net](mailto:info@northgates.net) • [www.northgates.co.uk/](http://www.northgates.co.uk/)



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