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Garthlands Heighington Village, Newton Aycliffe, DL5 6RE

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## Offers Over £320,000

Generously sized four bedroomed detached bungalow situated in the ever popular village of Heighington. This family home is located close to a range of local amenities including a primary school, village greens, Saxon church, two pubs and convenience store. Nearby towns of Newton Aycliffe and Bishop Auckland provide access to a further range of amenities including both primary and secondary schools, popular high street stores, local businesses, supermarkets, healthcare services and leisure and entertainment facilities. Great public transport links via bus and rail allow access to nearby towns and villages along with places further afield such as Darlington and Durham while the A68, A167 and A66 are close by, ideal for commuters.

In brief, the property comprises; a large entrance hall leading into the living/dining room, kitchen, utility room, master bedroom with ensuite, three further bedrooms and family bathroom. Externally, the property is accessed via a substantial block-paved driveway to the front allowing parking for multiple cars, along with a well maintained lawned garden, hedged borders and a garage with electric roller for additional storage. To the rear, there is a further enclosed garden with patio space ideal for outdoor seating and furniture, lawned area, raised bed to the perimeter and hedged borders.

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# GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		71	78
England & Wales		EU Directive 2002/91/EC	

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

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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 have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Living/Dining Room

26'8" x 11'6"

Generously sized living/dining room located to the rear of the property which offers plenty of space for furniture with feature fire surround, large windows and sliding doors leading into the conservatory

### Kitchen

19'8" x 7'10"

The kitchen is fitted with a range of wall, base and drawer units, complementing work surfaces and upstands with inset dual sink and integrated electric hob, overhead extractor hood and oven with separate grill. Plenty of space remains available for further free standing appliances along with a dining table and chairs.

### Utility Room

9'3" x 5'8"

The utility room is fitted with additional cabinets, sink/drainers and heated towel rail with plumbing for a washing machine and tumble dryer.

### Conservatory

15'8" x 6'2"

The conservatory provides a great additional reception area with plenty of space for furniture, panoramic windows and French doors leading into the rear garden.

### Master Bedroom

13'6" x 12'5"

The large master bedroom offers space for a king-sized bed and further furniture, benefiting from fitted wardrobes, large window to the front elevation with shutters and access leads into the ensuite.

### Ensuite

10'5" x 5'6"

The ensuite bathroom is fitted with a shower cubicle with electric shower, heated towel rail, WC and wash hand basin set within a vanity unit.

### Bedroom Two

14'1" x 10'9"

A second double bedroom with space for a king-sized bed and benefits from fitted wardrobes and window to the rear elevation.

### Bedroom Three

14'7" x 9'2"

A further double bedroom with ample space for furniture, fitted wardrobes and window to the front elevation with shutters.

### Bedroom Four

12'9" x 6'6"

A large single bedroom with window to front elevation fitted with shutters.

### Bathroom

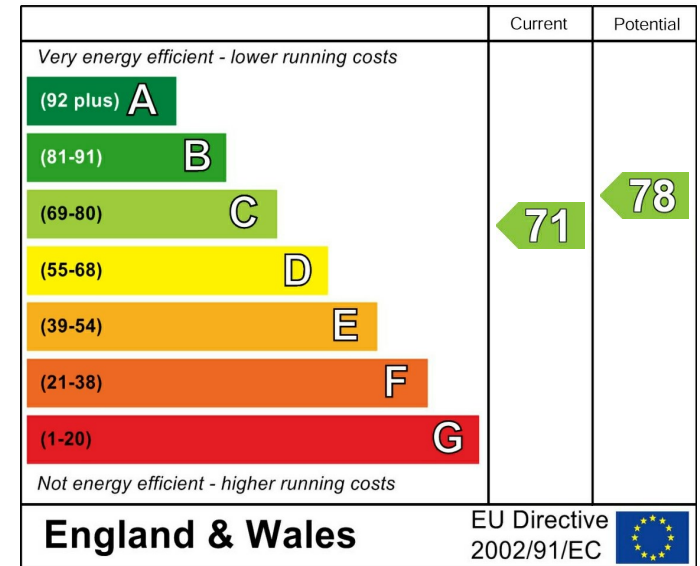
12'7" x 8'6"

Recently renovated family bathroom fitted with a corner bath, double shower, heated towel rail, WC and wash hand basin.

### External

Externally, the property is accessed via a substantial block-paved driveway to the front allowing parking for multiple cars, along with a well maintained lawned garden, hedged borders and a garage with electric roller for additional storage. To the rear, there is a further enclosed garden with patio space ideal for outdoor seating and furniture, lawned area, raised bed to the perimeter and hedged borders.

## Energy Efficiency Rating



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.







