



Orchid Drive, Heighington Village
Newton Aycliffe



Offers Over £345,000



Orchid Drive

Heighington Village, Newton Aycliffe

Situated on the highly sought-after Orchid Drive in the popular village of Heighington, this beautifully presented four-bedroom detached home offers spacious, versatile and contemporary accommodation, making it an excellent choice for modern family living.

The property opens into a welcoming entrance hallway with internal access to the garage, along with a useful utility room and ground-floor WC. The comfortable lounge provides a separate space to relax, while the impressive open-plan kitchen, dining and family living area forms the heart of the home. Generously proportioned, there is ample space for a dining table, sofa and additional seating, creating a fantastic sociable space for family life and entertaining.

The modern kitchen is well equipped with a built-in double oven and integrated fridge/freezer, washing machine and dishwasher, offering both style and practicality.

To the first floor are four well-proportioned bedrooms, with the principal bedroom benefiting from a private en-suite shower room, complemented by a further family bathroom.

Externally, the property features a landscaped, low-maintenance rear garden which is predominantly paved with areas of AstroTurf, providing an ideal space for outdoor seating, dining and entertaining. The garden also benefits from gated access. To the front, a block-paved driveway provides parking for two vehicles, with the additional benefit of a garage and convenient internal access.

- Four-bedroom detached family home
- Impressive open-plan kitchen, dining & family living



Located within this popular village, the property combines generous family accommodation with excellent entertaining space, useful practical features and a low-maintenance garden. An internal viewing is highly recommended to fully appreciate the space and presentation on offer.

The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides the essential documentation upfront that tends to cause or create delays in the transactional process.

The legal pack includes

- Evidence of title
- Standard searches (regulated local authority, water & drainage & environmental)
- Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer buys the searches provided in the pack which will be billed at £360 inc VAT upon completion.

Council Tax band: E

Tenure: Freehold





Hallway

12' 0" x 6' 1" (3.66m x 1.86m)

WC

5' 1" x 3' 4" (1.55m x 1.02m)

Lounge

15' 9" x 11' 5" (4.81m x 3.49m)

Kitchen / diner

22' 5" x 12' 6" (6.82m x 3.82m)

Utility Room

6' 3" x 5' 9" (1.90m x 1.75m)

Landing

11' 11" x 3' 9" (3.62m x 1.14m)

Bedroom 1

13' 4" x 10' 4" (4.06m x 3.14m)

En-suite

7' 7" x 6' 0" (2.30m x 1.82m)

Bedroom 2

12' 7" x 10' 2" (3.83m x 3.11m)

Bedroom 3

10' 10" x 10' 4" (3.29m x 3.14m)

Bedroom 4

11' 7" x 9' 0" (3.54 x 2.76m)

Bathroom

8' 8" x 5' 10" (2.64m x 1.77m)

Garage

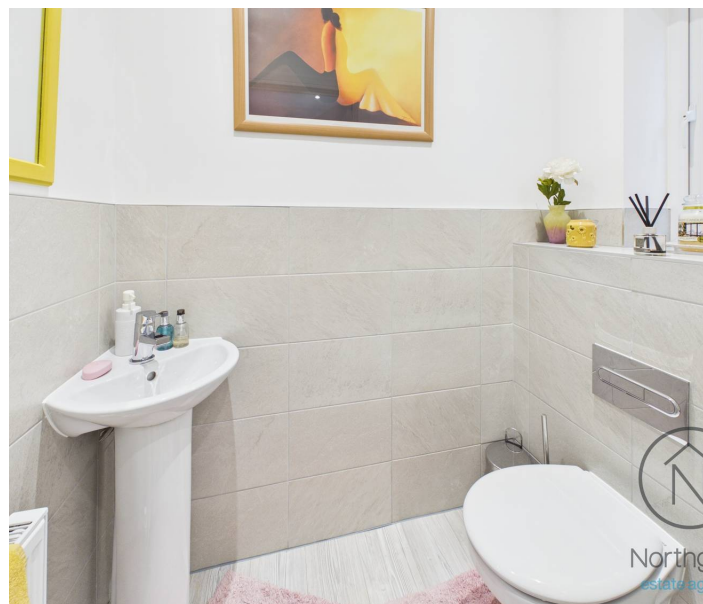
19' 11" x 9' 11" (6.08m x 3.01m)

Front Garden

Rear Garden

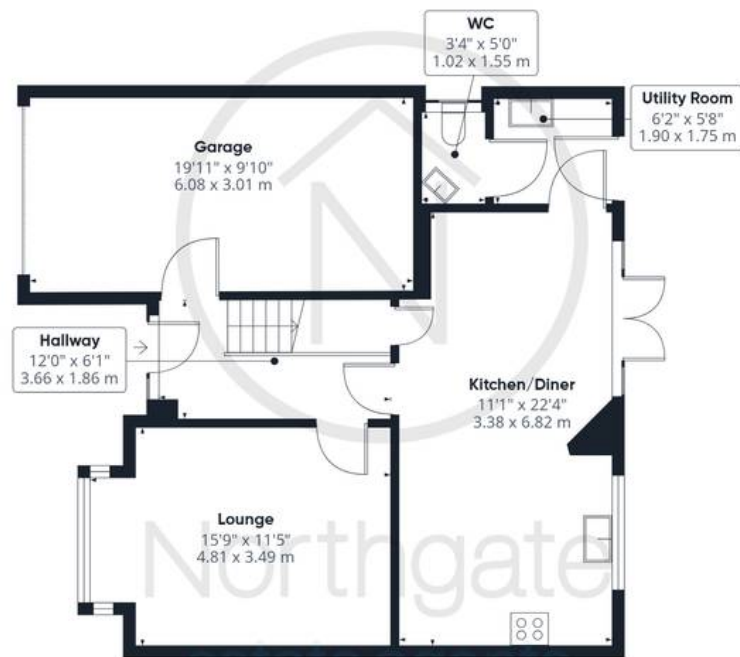
Single Garage

Driveway / 2 Parking Spaces









Ground Floor

Approximate total area⁽¹⁾

1384 ft²

128.8 m²



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.

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