



Ann Cordey
ESTATE AGENTS

20 Orchid Drive, Heighington Village, Newton Aycliffe, DL5 6AN
Offers In The Region Of £360,000



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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 enjoy the fresh air. with two porcelain patio's. With parking available for up to five vehicles, you'll never have to worry about finding space for your cars when returning home.

Located in a popular village setting, this house offers not just a place to live, but a community to be a part of.





While every attempt has been made to ensure the accuracy of the foregoing information, no representation or warranty is made by the vendor or the estate agent. The vendor and estate agent accept no responsibility for any errors or omissions. This information is provided for your information only and should not be relied upon for any purpose. The accuracy, completeness and appropriateness of the information has not been verified and the vendor and estate agent accept no responsibility for any errors or omissions.

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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.



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