



## **27 West Green, Heighington Village, Newton Aycliffe**

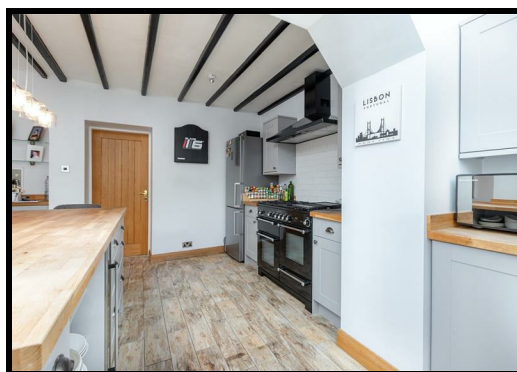
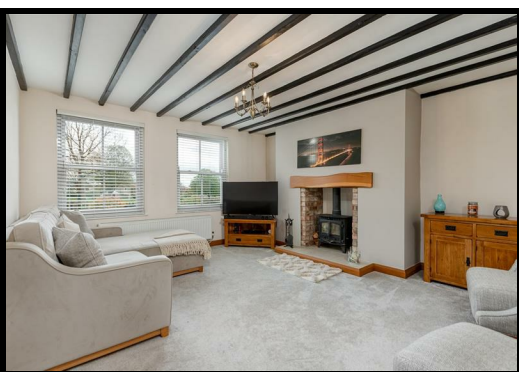
### **£299,950**

Occupying a most pleasing position on West Green within the desirable Village of Heighington. An outstanding opportunity has arisen to acquire this delightful residence. This is an excellent opportunity for both first-time buyers and those looking to downsize. The property boasts two inviting reception rooms, providing ample space for relaxation and entertaining guests. The two well-proportioned bedrooms offer a comfortable retreat, perfect for restful nights.

The house features a conveniently located bathroom, ensuring practicality for everyday living. With its appealing layout and potential for personalisation, this home is ready to welcome its new owners.

One of the standout features of this property is that it is offered for sale with no onward chain, allowing for a smooth and efficient purchasing process. This is an ideal opportunity for those eager to move in without the hassle of lengthy waiting periods.

Situated in a friendly village setting, residents can enjoy the benefits of a close-knit community while still being within easy reach of local amenities and transport links. This property is not just a house; it is a place where you can create lasting memories. Do not miss the chance to make this charming home your own.





# 27 West Green, Heighington Village, Newton Aycliffe

## General Remarks

Offered For Sale with NO ONWARD CHAIN

A truly outstanding opportunity has arisen to acquire a beautifully presented two bedroom property occupying a most pleasing position on West Green within the highly desirable Village of Heighington.

Gas fired central heating

Double glazed windows throughout

Council Tax Band C

We welcome viewings at the earliest opportunity to avoid disappointment

## Location

Heighington is one of the most sought Villages in the district with delightful Village Greens to the East and West of the Village. The Village which was voted Britain's most perfect village in a BBC poll has a thriving community and benefits from numerous amenities including a first class primary School , a number of public houses, Village hall, sports field, general store, a takeaway food outlet and a doctors surgery. Heighington is very well placed for access to the Regional and National road networks and Darlington's mainline railway station and Teesside Airport are within a twenty minute drive.

## Entrance Hallway

The property is entered through a composite door leading into an entrance porch way. The porch way benefits from a tiled floor.

## Living Room

15'10" x 17'3" max

The living room is situated to the front elevation of the property. Warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from a beamed ceiling, two double glazed windows and a feature fire place with a tiled hearth and a log burning stove.

## Kitchen Breakfast Room

16'0" x 12'5"

The stunning kitchen is fitted with a comprehensive range of wall, floor and drawer units with contrasting worktops incorporating a ceramic sink. Warmed by a central heating

radiator, tastefully decorated and benefiting from LTV flooring, a double glazed window, a roof light, a centre Island, an extractor hood, a beamed ceiling and plumbing for an automatic washing machine and dishwasher. A door leads out to the rear garden.

## Dining Room / study

10'6" x 12'4"

A versatile room which is currently used as a home office. Warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from a beamed ceiling and double glazed French doors which lead out to the rear garden.

## First Floor Landing

A staircase leads to the first floor landing.

## Bedroom One

15'10" x 17'3"

A double bedroom with two double glazed windows offering pleasant views overlooking the Village Green. Warmed by two central heating radiators and tastefully decorated in neutral tones incorporating a stylish feature wall.

## Bedroom Two

9'0" x 12'10"

A further double bedroom overlooking the rear elevation of the property. Warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from a double glazed window.

## Bathroom

The modern and most contemporary bathroom is warmed by a central heating radiator, has a UPVC double glazed window overlooking the rear of the property, LTV flooring and is fitted with a beautiful suite comprising of a free standing bath, a walk in shower, a wash hand basin and a low level WC.

## Externally

Externally to the front of the property there is a part paved and part gravelled garden which has been designed for low maintenance. To the rear of the property there is a garden which is laid to lawn, a flagged patio and a further decked patio which is ideal for outdoor entertaining.

