



Heatherburn Court, DL5 4UY
3 Bed - Bungalow - Detached
Offers In The Region Of £250,000

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Heatherburn Court , DL5 4UY

Robinsons have the pleasure of offering to the sales market this beautifully presented and spacious three bedroom detached bungalow, occupying a generous plot within the popular development of Heatherburn Court, Woodham. The property benefits from a block paved driveway, single garage and beautifully maintained enclosed gardens to the rear and sides.

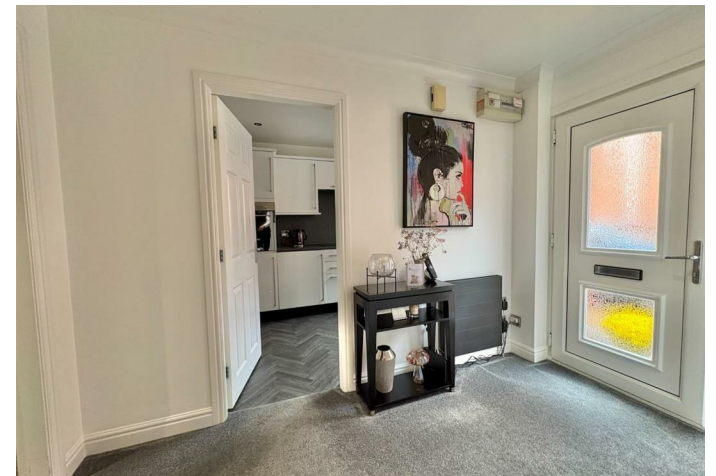
The bungalow has been thoughtfully improved and finished to a modern standard throughout, offering spacious and versatile accommodation. Standout features include a large open plan reception room, modern fitted kitchen with integrated appliances, useful utility room, main bedroom with beautifully fitted en-suite shower room, gas combination boiler and UPVC double glazed windows.

The internal accommodation comprises an entrance hallway with access to the cloakroom/WC, leading into the impressive open plan reception room. This spacious room provides an ideal area for both lounge and dining furniture, with French doors providing direct access to the rear garden.

The kitchen is fitted with a modern range of wall, base and drawer units, complemented by integrated appliances including an oven and hob, fridge and dishwasher. A useful utility room provides additional storage and space for a washing machine and fridge/freezer.

There are three well-proportioned bedrooms, with the main bedroom being a particularly good-sized double and benefiting from a beautifully fitted en-suite shower room. The en-suite features a walk-in shower enclosure with mains shower attachment, wash hand basin and WC. Completing the internal accommodation is a modern bathroom fitted with a three-piece suite.

Externally, the property is approached via a block paved driveway providing access to the single garage. The gardens are beautifully maintained, enclosed and predominantly laid to lawn, with well-established borders providing an attractive and private setting.













Location

Heatherburn Court is conveniently located within Woodham, Newton Aycliffe, and is ideally positioned for access to a range of local amenities, healthcare facilities and schooling, making this an excellent location for a variety of buyers.

An internal viewing comes highly recommended to fully appreciate the quality, presentation and generous proportions of this beautiful home.

AGENTS NOTES

Council Tax: Durham County Council, Band D - Approx. £2,622 p.a

Tenure: Freehold

Property Construction – Standard

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains

Sewerage – Mains

Heating – Gas Central Heating

Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.

Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Selective licencing area – yes

Probate – NA

Rights & Easements – None known, check with seller

Flood risk – refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Protected Trees – check with seller

Planning Permission – Nothing in the local area . Check with seller.

Accessibility/Adaptations – any alterations or conversions etc.

Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

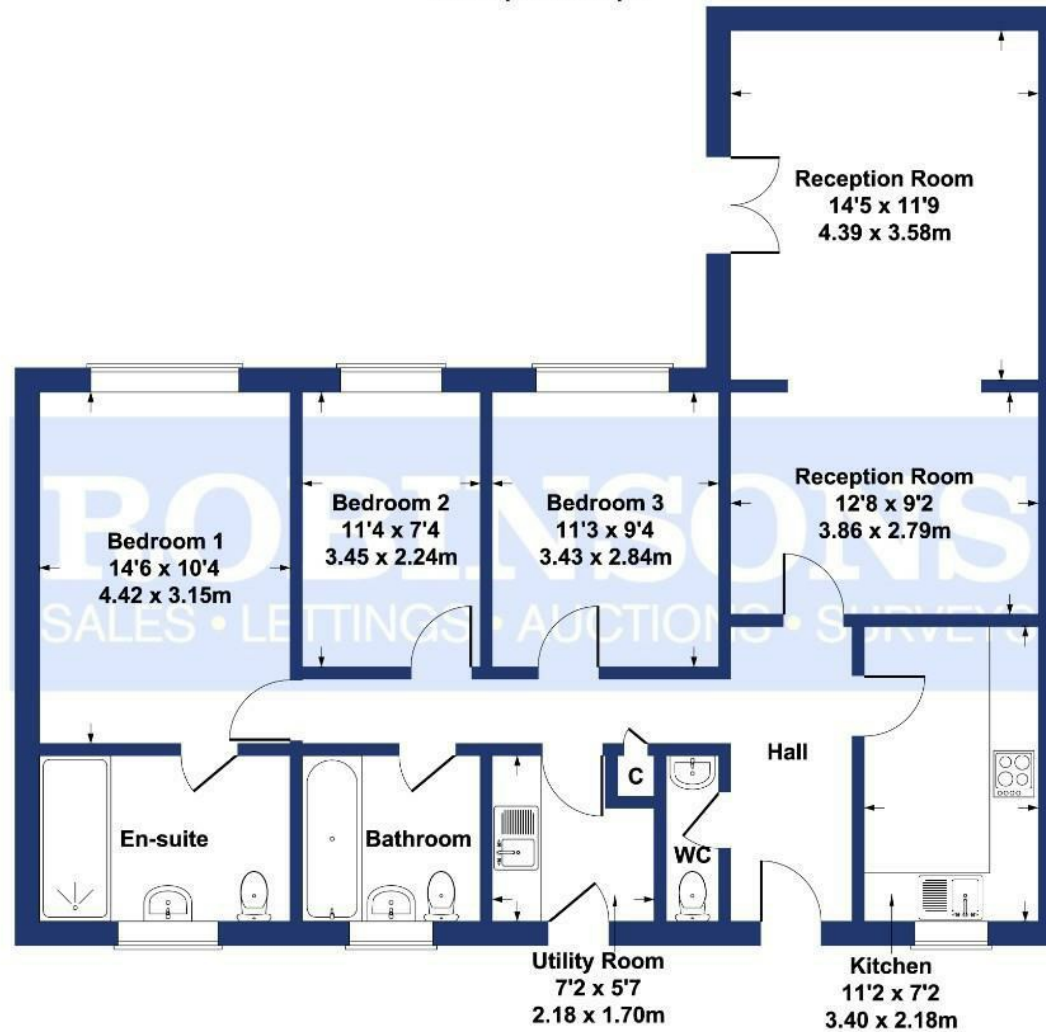
HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £60 (inc. VAT) per individual purchaser applies for carrying out these checks.





Heatherburn Court, Woodham, Newton Aycliffe

Approximate Gross Internal Area
1088 sq ft - 101 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2026

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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