



Manor Court, Heighington Village, DL5 6TL  
4 Bed - House - Detached  
£400,000

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS

# Manor Court

## Heighington Village, DL5 6TL

Nestled in the tranquil cul-de-sac of Manor Court, Heighington Village, this beautifully presented detached house is a true gem. Boasting four spacious bedrooms and three well-appointed bathrooms, this home is perfect for families seeking comfort and style.

As you enter, you are greeted by elegant oak flooring that flows throughout the ground floor. The large family lounge, complete with a multifuel stove, creates a warm and inviting atmosphere, ideal for cosy evenings spent with loved ones. The heart of the home is undoubtedly the sleek modern kitchen, which features an abundance of storage, dual ovens, a steam oven, and an induction hob, all complemented by stunning Silestone worktops and a breakfast bar. This open-plan space seamlessly connects to the family reception area, making it perfect for entertaining guests or enjoying family meals.

The main living areas open out to a south-facing garden through sliding and patio doors, creating a private stone-walled oasis that is secure for children and perfect for outdoor gatherings. The ground floor also includes a convenient utility room and a downstairs W/C, as well as a large office or third living space, catering to various lifestyle needs.

Ascending the grand hallway to the first floor, you will find four generous double bedrooms, including a bright master suite that features a wall-to-wall fitted wardrobe, under-eaves storage, and an ensuite bathroom with a shower. A fully boarded loft with easy access provides additional storage options.

This property offers ample parking for up to three vehicles, complete with an electric vehicle charging port, and a garage that serves as excellent storage for bikes and outdoor equipment. Located in a picturesque village setting, homes of this calibre are a rare find. Don't miss the opportunity to make this stunning house your new home.

To arrange a viewing please call Robinsons on 01388 458111













## GROUND FLOOR

**Entrance Lobby**

**Entrance Hall**

**Study**

14'2" x 8'6" (4.32 x 2.60)

**Lounge**

21'10" x 15'3" (6.67 x 4.67)

**Dining Room**

12'4" x 10'2" (3.77 x 3.10)

**Breakfasting Kitchen**

18'0" x 14'11" (5.50m x 4.55m)

**Utility**

**WC**

## FIRST FLOOR

**Landing**

**Bedroom 1**

18'1" x 16'10" (5.51m x 5.13m)

**Ensuite**

**Bedroom 2**

14'2" x 11'7" (4.32m x 3.53m)

**Bedroom 3**

13'11" x 10'2" (4.25 x 3.10)

**Bedroom 4**

10'5" x 8'8" (3.18m x 2.64m)

**Family Bathroom**

## EXTERNAL

### AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Basic 7 Mbps, Superfast 80 Mbps,

Mobile Signal/Coverage: Average

Tenure: Freehold


Council Tax: Durham County Council, Band F (£3426 Min)

Energy Rating: C



Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. 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 authorities. Robnsons cannot accept liability for any information provided.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.



120 Newgate Street, Bishop Auckland, DL14 7EH  
Tel: 01388 458111  
info@robinsonsbishop.co.uk  
www.robinsonsestateagents.co.uk

