



## 17 Greenhill Road, Heighington Village, Newton Aycliffe

### Asking Price £239,950

Situated within the charming Heighington Village, this delightful semi-detached property on Greenhill Road offers a perfect blend of comfort and convenience. With three spacious reception rooms, this property provides ample space for both relaxation and entertaining. The inviting living areas are filled with natural light, creating a warm and welcoming atmosphere for family gatherings or quiet evenings at home.

The semi detached property features three well-proportioned bedrooms, ideal for families or those seeking extra space for guests or a home office. Each room is designed to provide a peaceful retreat, ensuring restful nights and rejuvenating mornings. The property also includes a well-appointed bathroom, catering to all your daily needs.

Heighington Village is known for its friendly community and picturesque surroundings, making it an ideal location for those who appreciate a tranquil lifestyle while still being within easy reach of local amenities. The nearby Newton Aycliffe offers a variety of shops, schools, and recreational facilities, ensuring that all your needs are met.

This semi detached property presents a wonderful opportunity for anyone looking to settle in a serene environment without compromising on accessibility. Whether you are a first-time buyer, a growing family, or someone looking to downsize, this property is sure to impress. Do not miss the chance to make this charming property your new home.



# 17 Greenhill Road, Heighington Village, Newton Aycliffe

## General Remarks

A fantastic opportunity has arisen to acquire a beautifully presented three bedroom semi detached property  
Occupying a most pleasing position on Greenhill Road within the highly desirable village of Heighington  
UPVC double glazed windows throughout  
Gas fired central heating  
Council Tax Band C  
Partially boarded loft with loft ladder and light  
We recommend 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 Porch Way

The property is entered through a UPVC double glazed door with a double glazed window to the side leading into an entrance porch way. The porch way benefits from vinyl flooring.

## Entrance Hallway

A welcoming entrance hallway warmed by a central heating radiator and is tastefully decorated in neutral tones.

## Living Room

14'4" x 12'7"

The beautifully presented 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 UPVC double glazed window and a feature fire place with an electric fire. Double doors lead into the dining room.

## Dining Room

16'0" x 8'3"

The dining room is warmed by a central heating radiator, is tastefully decorated in neutral tones and benefits from a UPVC double glazed window.

## Conservatory

11'1" x 6'4"

The conservatory offers fine views overlooking the rear garden. Warmed by a central heating radiator, tastefully decorated in neutral tones, incorporating a feature wall and benefiting from vinyl flooring, UPVC double glazed windows and a double glazed door that leads out to the rear garden.

## Kitchen

16'11" x 9'1"

The spacious kitchen is fitted with a comprehensive range of wall, floor

and drawer units with contrasting worktops incorporating a composite sink. The modern and most contemporary kitchen benefits from a tiled floor, a UPVC double glazed window and a number of integrated appliances including a double oven, an electric hob, dishwasher and a fridge freezer. A door leads into the conservatory with a further door leading into the integral garage.

## First Floor Landing

A staircase leads to the first floor landing.

## Bedroom One

10'3" x 10'2"

A double bedroom warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from UPVC double glazed windows to the front elevation. This room benefits from built in wardrobes and a walk in cupboard.

## Bedroom Two

10'8" x 10'3"

A dual aspect double bedroom warmed by a central heating radiator, tastefully decorated in neutral tones incorporating a feature wall and benefiting from UPVC double glazed windows to the front and rear elevations.

## Bedroom Three

10'3" x 10'2"

A further double bedroom situated to the rear elevation of the property. Warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from a UPVC double glazed window and a built in wardrobe providing useful storage.

## Bathroom

6'7" x 5'7"

The modern and most contemporary bathroom has vinyl flooring, tiled walls, a UPVC double glazed window and is fitted with a suite comprising of a panelled bath with overhead electric shower, a wash hand basin, inset into a vanity unit, a low level WC and a towel radiator.

## Externally

Externally to the front of the property there is a block paved driveway providing off road car parking for two vehicles, a single garage with up and over door and a gravelled garden which has been designed for low maintenance. The garden is complimented with a variety of mature plants and shrubs. A particular feature of the property is the immaculately presented and beautifully maintained rear garden which is south east facing. Laid to lawn and complimented with a variety of mature plants. The garden also has a shed which is useful for storage. There is also a patio area which is ideal for outdoor entertaining.

