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1 The Orchard, Heighington Village, Newton Aycliffe, DL5  
6SB

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Price £480,000

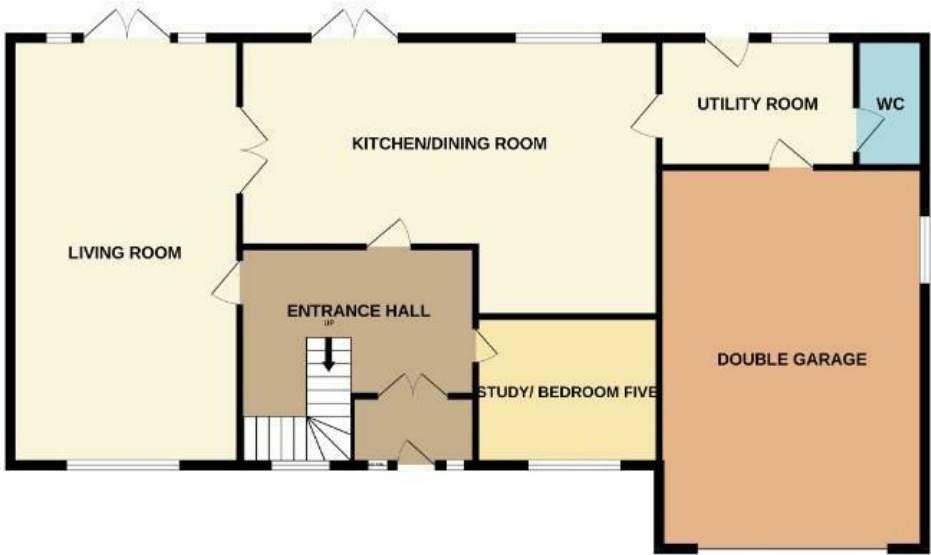
Beautifully presented family home offered for sale on The Orchard in Heighington Village. The property has five bedrooms, double garage and high walled private gardens, located within the sought after village Heighington. Finished to a high quality throughout, this property will appeal to a variety of buyers. Situated in a popular quiet village with access to a range of local amenities, Newton Aycliffe is a short distance away offering access to; supermarkets, schools, retail stores, popular high street stores as well as restaurants and cafes. The A167 is nearby, ideal for commuters whilst there is also an extensive public transport system via both bus and rail allowing for access to neighbouring towns and villages.

In brief the property comprises; a large entrance hall leading through into the living room, open plan kitchen/diner, utility room, study/fifth bedroom and cloakroom to the ground floor. The first floor contains the master bedroom with ensuite, three further bedrooms and family bathroom. Externally the property has a double garage and driveway providing ample off street parking. Along with gardens to the front, side and rear of the property, containing open lawned areas, patio space ideal for outdoor furniture, raised decking and stone walled perimeter borders.

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GROUND FLOOR  
1343 sq.ft. (124.8 sq.m.) approx.



1ST FLOOR  
867 sq.ft. (80.5 sq.m.) approx.



TOTAL FLOOR AREA: 2210 sq.ft. (205.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	76
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

**Living Room**

24'3" x 13'0"  
Bright and spacious living room, extending the length of the property with solid oak floors, neutral decor, multi fuel stove and large window to the front elevation. French doors to the rear lead out into the garden.

**Kitchen/Dining Room**

23'5" x 15'11"  
The kitchen contains a range of modern wall, base and drawer units, complementing work surfaces, tiled splash backs and sink/drainers unit. Space is available for a range cooker, with overhead extractor hood and further appliances. There is ample space for a dining table and chairs and French doors to the rear lead out into the garden.

**Utility Room**

11'11" x 7'4"  
The utility room provides additional storage space and room for further appliances.

**Study/Bedroom Five**

9'2" x 8'2"  
A further reception room located on the ground floor which is currently utilised as a home office, however could be used as a fifth bedroom.

**Double Garage**

21'7" x 16'0"  
Double garage with up and over roller door.

**Master Bedroom**

16'2" x 12'0"  
The master bedroom provides space for a king sized bed, further furniture and window to the rear elevation.

**Ensuite**

7'8" x 6'6"  
The ensuite contains a large double walk in shower cubicle, WC, heated towel rail and wash hand basin.

**Bedroom Two**

13'1" x 12'5"  
The second bedroom is another double bedroom with window to the rear elevation.

**Bedroom Three**

11'0" x 12'1"  
Double bedroom with window to the rear elevation.

**Bedroom Four**

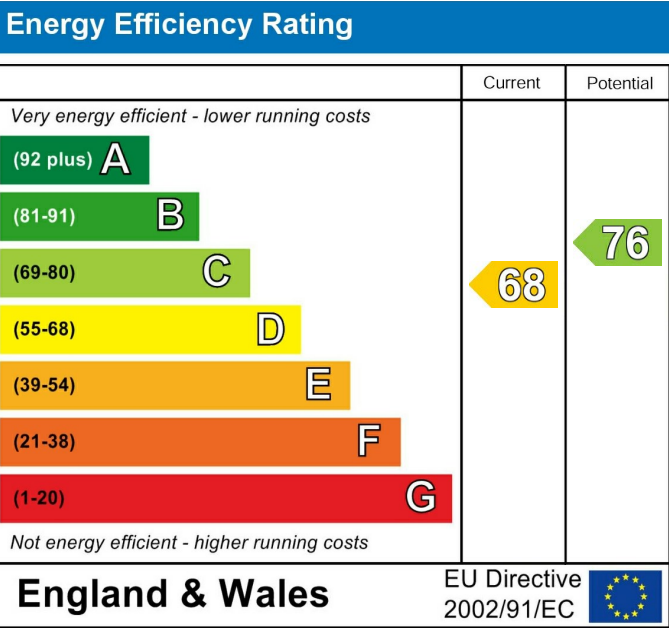
13'1" x 9'6"  
The fourth bedroom is a good size bedroom with window to the front elevation.

**Bathroom**

7'8" x 9'6"  
The bathroom contains a panelled bath with overhead shower, WC and wash hand basin.

**External**

Externally the property has a double garage and driveway providing ample off street parking. Along with gardens to the front, side and rear of the property, containing open lawned areas, patio ideal for outdoor furniture, raised decking and stone walled perimeter borders.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.











