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Kieran Maxwell Lane Heighington Village, Newton Aycliffe,
County Durham, DL5 6RT

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Offers Over £420,000

Immaculately presented four-bedroom detached family home is ideally situated on Kieran Maxwell Lane, within a highly desirable development on the outskirts of the picturesque village of Heighington. The property benefits from a range of improvements made throughout the property along with an impressive landscaped garden to the rear. Offering the perfect balance of peaceful village living with convenient access to essential amenities, the village itself provides an acclaimed primary school along with local shops, pubs and additional conveniences. Nearby larger towns such as Bishop Auckland and Darlington offer an even wider variety of amenities, including supermarkets, retail outlets, popular high street shops, schools, entertainment facilities and plenty of restaurants and cafés. Ideal for commuters located with easy access to the A1 and A167 providing convenient access to nearby cities such as Newcastle and Leeds. Additionally, an extensive network of bus and rail services ensures easy connections to surrounding towns and villages.

In brief, the property comprises; an entrance hall leading into the living room, kitchen/dining room, utility room and cloakroom to the ground floor. The first floor consists of the master bedroom with ensuite, second bedroom with ensuite and two further bedrooms, one with dressing area and the family bathroom. Externally to the front, there is a block-paved double driveway, lawned garden area with walled planters and bin store/additional storage area with electric roller door. To the rear, there is an impressive enclosed garden, beautifully landscaped with large lawned areas, gravelled pathways and patio spaces ideal for outdoor seating and furniture. Large flowerbeds throughout the garden host a vast array of well established flowers, plants and shrubbery with additional storage shed.

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GROUND FLOOR



1ST FLOOR



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			100+
(92 plus) A			
(81-91) B		82	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

Living Room

22'3" x 11'1"

Bright and spacious living room located to the front of the property offering ample space for furniture, benefiting from neutral decor, wall-mounted electric fire and dual aspect windows to the front and rear elevations.

Kitchen/Dining Room

17'4" x 15'1"

The modern kitchen is fitted with a range of wall, base and drawer units, contrasting work surfaces, upstands and sink/drainers along with an integrated electric oven, hob, overhead extractor hood, fridge/freezer, microwave and washing machine. The kitchen island provides further seating space while plenty of space remains available for further furniture including a dining table and chairs.

Utility Room

11'9" x 8'10"

The utility room is fitted with a further range of cabinetry, contrasting work surfaces and Belfast sink. Space is available for free standing appliances.

Cloakroom

5'10" x 3'3"

Ground floor cloakroom fitted with WC, wash hand basin and heated towel rail.

Master Bedroom

11'9" x 9'10"

Generously sized master bedroom offering plenty of space for a king-sized bed and further furniture, benefiting from neutral decor, separate dressing area with fitted wardrobes and access leading into the ensuite.

Ensuite

7'10" x 4'11"

The ensuite is fitted with a walk-in shower, heated towel rail, WC and wash hand basin.

Bedroom Two

17'10" x 9'6"

The second bedroom is another large double room with ample space for furniture, separate dressing area with fitted wardrobes, neutral decor and window to the front elevation.

Ensuite

7'10" x 4'7"

The ensuite is fitted with a walk-in shower, heated towel rail, WC and wash hand basin.

Bedroom Three

10'11" x 9'6"

Another large double bedroom with fitted wardrobes, neutral decor and window to the front elevation.

Bedroom Four

11'5" x 8'6"

The fourth bedroom is a final double room currently utilised as a home office with a built-in desk and storage. Window to the rear elevation.

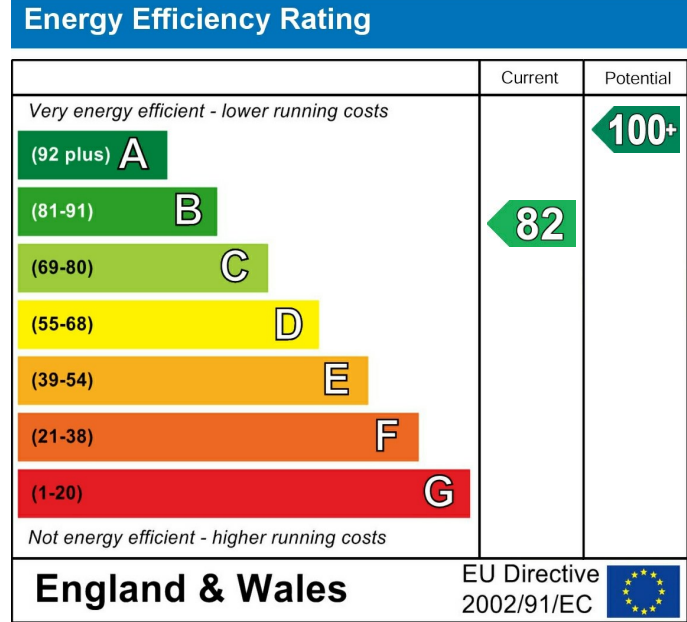
Bathroom

9'0" x 7'1"

Family bathroom fitted with a panelled bath with hand-held shower head, heated towel rail, WC and wash hand basin.

External

Externally to the front, there is a block-paved double driveway, lawned garden area with walled planters and bin store/additional storage area with electric roller door. To the rear, there is an impressive enclosed garden, beautifully landscaped with large lawned areas, gravelled pathways and patio spaces ideal for outdoor seating and furniture. Large flowerbeds throughout the garden host a vast array of well established flowers, plants and shrubbery with additional storage shed.



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.











