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Kieran Maxwell Lane Heighington, Darlington, DL5 6RT

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Offers In Excess Of £430,000

Step inside your dream home in Heighington...

This stunning four-bedroom detached home is less than five years old and offers the perfect blend of modern style and practical living. Beautifully finished throughout, it features a range of high-end upgrades, including Smeg appliances, integrated fridge, freezer and dishwasher, an oak staircase, and elegant showroom-style lighting. The bifold doors open onto a fully landscaped garden, creating a seamless flow between indoor and outdoor living - perfect for relaxing or entertaining. With everything still covered by warranty and builder protection, you can move in with total peace of mind.

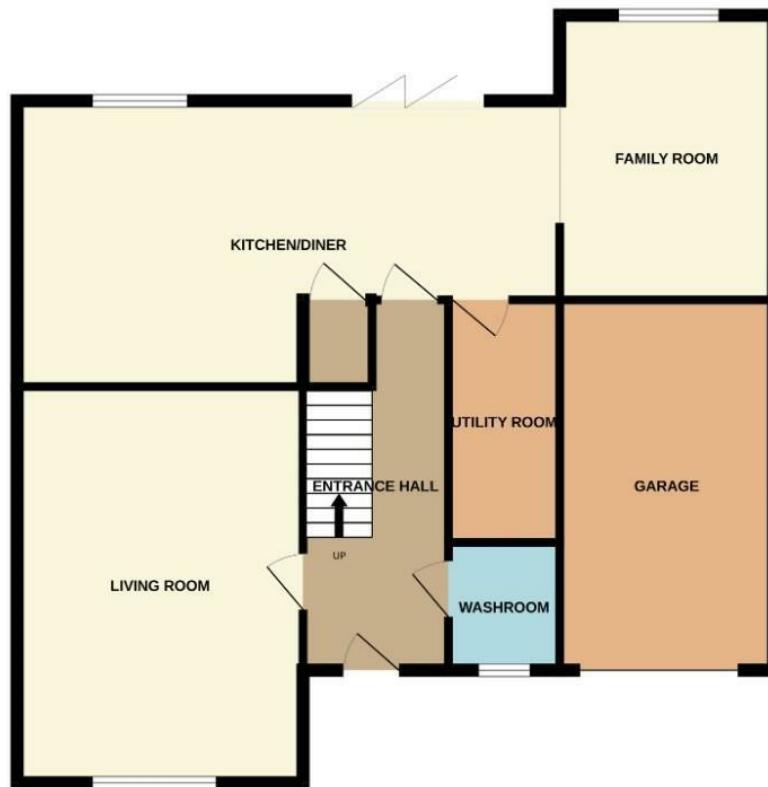
Immaculately presented, this stunning four-bedroom detached family home is ideally situated on Kieran Maxwell Lane, within a highly desirable development on the outskirts of the picturesque village of Heighington. Offering the perfect balance of peaceful village living with convenient access to essential amenities, the village itself provides an acclaimed primary school along with local shops, pubs and additional conveniences.

Nearby, Darlington offers an even wider variety of amenities, including supermarkets, retail outlets, popular high street shops, schools and plenty of restaurants and cafés. Additionally, just a short drive away, Tindale retail park provides excellent shopping options, supermarkets, a cinema and further leisure facilities.

Ideally located with easy access to the A1 and A167, this home is perfectly positioned for commuters while being part of a sought-after village community, providing convenient access to nearby cities such as Newcastle and Leeds in approximately one hour. Additionally, an extensive network of bus and rail services ensures easy connections to surrounding towns and villages.

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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			
(92 plus)	A	100	
(81-91)	B	83	
(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	100	
(81-91)	B	83	
(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

17'8" x 12'9"

Bright and spacious living room located to the front of the property, benefiting from modern decor, ample space for furniture and large window to the front elevation providing lots of natural light.

Kitchen/Diner

23'4" x 12'9"

The kitchen is fitted with a contemporary wall, base and drawer units, complementing work surfaces, splash backs and sink/drainer unit. Benefiting from integrated appliances; including a double oven, microwave, hob, fridge freezer and dishwasher. There is a breakfast bar providing additional seating along with space for a table and chairs with Bi-Fold doors opening out into garden.

Family Room

12'9" x 9'6"

A further large reception room, open plan leading on from the kitchen. Currently utilised as a further living room by the vendors, however could be utilised as a formal dining room or play room. Window to the rear elevation overlooking the garden.

Utility Room

10'9" x 4'11"

The utility room is fitted with a further range of units providing additional storage along with space for a washing machine and dryer.

Washroom

6'0" x 4'11"

Fitted with a WC, wash hand basin and heated towel rail.

Master Bedroom

12'5" x 10'9"

The master bedroom is beautifully presented, with modern decor, ample space for a king sized bed, further furniture and access into the dressing area with built in wardrobes. Window to the front elevation.

Ensuite

8'6" x 6'6"

The ensuite contains a double walk in shower cubicle, bath, wash hand basin, WC and heated towel rail.

Bedroom Two

13'11" x 11'1"

The second bedroom is another double bedroom, with built in wardrobes and two windows to the rear elevation.

Ensuite

7'2" x 4'11"

The second ensuite contains a double walk in shower cubicle, WC and wash hand basin.

Bedroom Three

13'10" x 10'5"

The third bedroom is another generous double bedroom with two windows to the front elevation.

Bedroom Four

14'5" x 10'9"

The fourth bedroom is a large double bedroom with window to the rear elevation.

Bathroom

8'2" x 7'2"

The bathroom contains a panelled bath, wash hand basin, WC and heated towel rail. Opaque window to the rear elevation.

External

Externally the property has a double driveway and garage to the front providing ample parking, whilst to the rear there is a beautifully maintained landscaped garden, with paved patio area, raised lawn along with decking ideal for outdoor furniture.

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.

