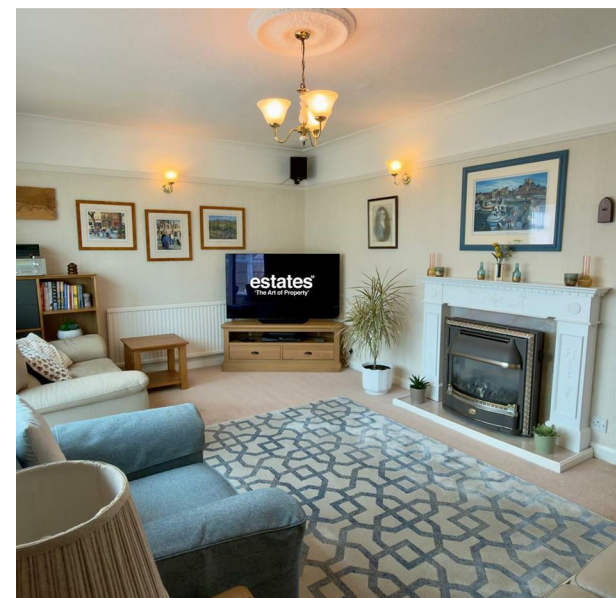
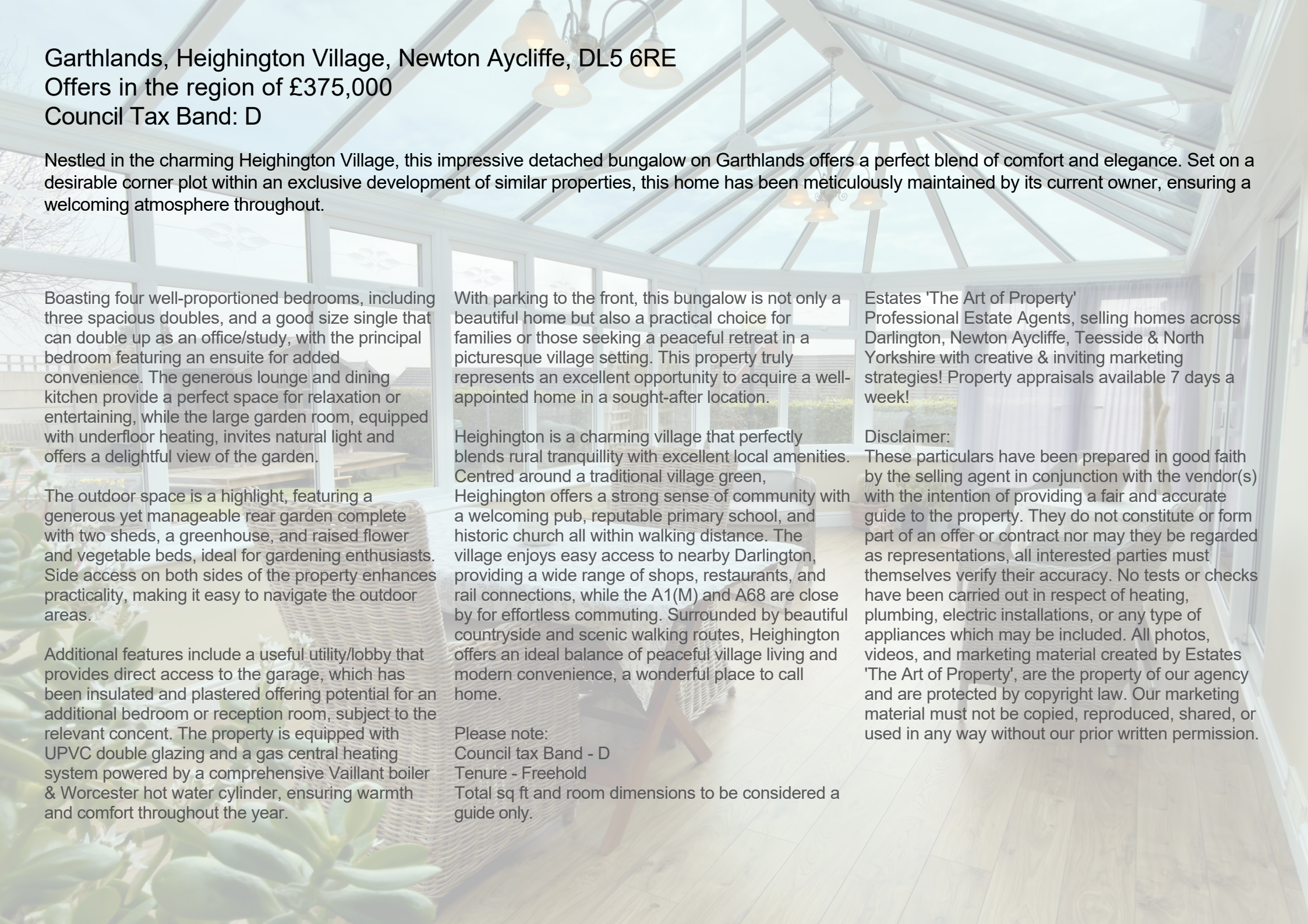


Garthlands, Heighington Village, Newton Aycliffe, DL5 6RE
Offers in the region of £375,000

estates⁴
'The Art of Property'





Garthlands, Heighington Village, Newton Aycliffe, DL5 6RE

Offers in the region of £375,000

Council Tax Band: D

Nestled in the charming Heighington Village, this impressive detached bungalow on Garthlands offers a perfect blend of comfort and elegance. Set on a desirable corner plot within an exclusive development of similar properties, this home has been meticulously maintained by its current owner, ensuring a welcoming atmosphere throughout.

Boasting four well-proportioned bedrooms, including three spacious doubles, and a good size single that can double up as an office/study, with the principal bedroom featuring an ensuite for added convenience. The generous lounge and dining kitchen provide a perfect space for relaxation or entertaining, while the large garden room, equipped with underfloor heating, invites natural light and offers a delightful view of the garden.

The outdoor space is a highlight, featuring a generous yet manageable rear garden complete with two sheds, a greenhouse, and raised flower and vegetable beds, ideal for gardening enthusiasts. Side access on both sides of the property enhances practicality, making it easy to navigate the outdoor areas.

Additional features include a useful utility/lobby that provides direct access to the garage, which has been insulated and plastered offering potential for an additional bedroom or reception room, subject to the relevant consent. The property is equipped with UPVC double glazing and a gas central heating system powered by a comprehensive Vaillant boiler & Worcester hot water cylinder, ensuring warmth and comfort throughout the year.

With parking to the front, this bungalow is not only a beautiful home but also a practical choice for families or those seeking a peaceful retreat in a picturesque village setting. This property truly represents an excellent opportunity to acquire a well-appointed home in a sought-after location.

Heighington is a charming village that perfectly blends rural tranquillity with excellent local amenities. Centred around a traditional village green, Heighington offers a strong sense of community with a welcoming pub, reputable primary school, and historic church all within walking distance. The village enjoys easy access to nearby Darlington, providing a wide range of shops, restaurants, and rail connections, while the A1(M) and A68 are close by for effortless commuting. Surrounded by beautiful countryside and scenic walking routes, Heighington offers an ideal balance of peaceful village living and modern convenience, a wonderful place to call home.

Please note:
Council tax Band - D
Tenure - Freehold
Total sq ft and room dimensions to be considered a guide only.

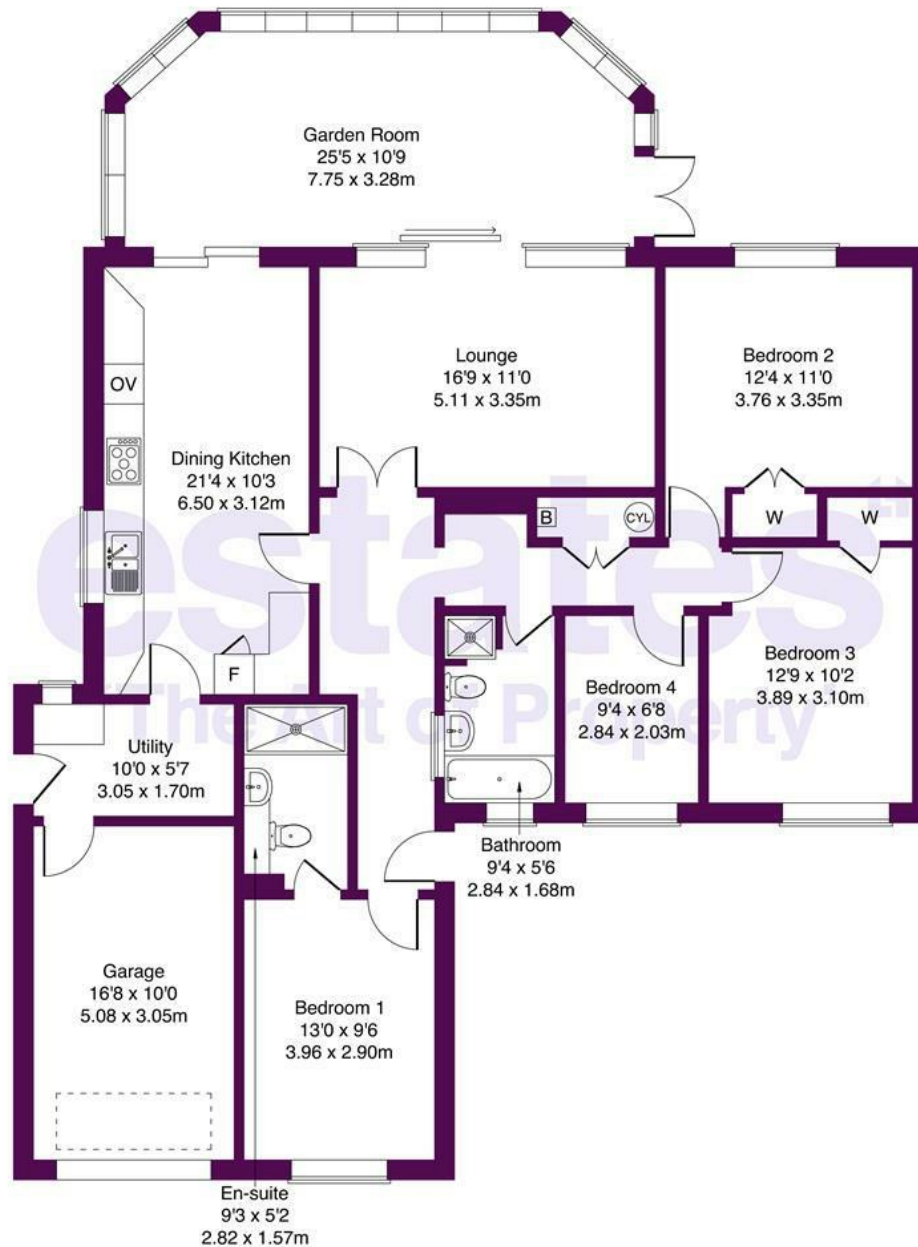
Estates 'The Art of Property' Professional Estate Agents, selling homes across Darlington, Newton Aycliffe, Teesside & North Yorkshire with creative & inviting marketing strategies! Property appraisals available 7 days a week!

Disclaimer:
These particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) with the intention of providing a fair and accurate guide to the property. They do not constitute or form part of an offer or contract nor may they be regarded as representations, all interested parties must themselves verify their accuracy. No tests or checks have been carried out in respect of heating, plumbing, electric installations, or any type of appliances which may be included. All photos, videos, and marketing material created by Estates 'The Art of Property', are the property of our agency and are protected by copyright law. Our marketing material must not be copied, reproduced, shared, or used in any way without our prior written permission.



Garthlands, Heighington Village, DL5 6RE

Approximate Gross Internal Area: (1737 sq ft - 161 sq m.)



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

estates^{LT}
'The Art of Property'

Business Central 2 Union Square
Central Park
Darlington
County Durham
DL1 1GL
01325 804850
sales@estatesgroup.co.uk
<https://estates-theartofproperty.co.uk/>

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC