



34 Highside Road, Darlington Offers In The Region Of £499,950

Viewing advised to appreciate this remarkable four-bedroom detached house, situated within the charming village of Heighington, Darlington, an exceptional opportunity for those seeking a spacious family home. Set on a generously sized plot, the property boasts an inviting atmosphere that is both warm and welcoming.

Upon entering, you will find three well-proportioned reception rooms, providing ample space for relaxation and entertaining. The layout is thoughtfully designed to cater to modern living, ensuring that every corner of the home is both functional and comfortable. A stunning garden room serves as a delightful focal point, allowing natural light to flood the interior while offering picturesque views of the surrounding landscape.

The property features four spacious bedrooms, perfect for accommodating family members or guests. The well-appointed bathroom adds to the convenience of this lovely home.

One of the standout features of this residence is the beautifully landscaped garden to the rear. This outdoor space is ideal for enjoying sunny afternoons, hosting gatherings, or simply unwinding in a tranquil setting. The garden offers a perfect blend of beauty and functionality, making it a true extension of the home.

Highside Road is situated in a peaceful village, providing a serene lifestyle while still being within easy reach of local amenities and transport links. This property is not just a house; it is a place where memories can be made and cherished for years to come. Do not miss the chance to make this exceptional residence your own.



34 Highside Road, Darlington

General Remarks

A truly outstanding opportunity has arisen to acquire a beautifully presented four bedroom detached residence. Occupying a most pleasing position on Highside Road within the delightful and most idyllic village of Heighington
Gas fired central heating
UPVC double glazed windows throughout
Council Tax Band E
We welcome 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 double glazed doors with double glazed windows to either side leading in to an entrance porch way. The porch way benefits from a tiled floor and double glazed windows overlooking the side elevations of the property. Wooden doors lead into the entrance hallway.

Entrance Hallway

A most welcoming entrance hallway, warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from wood effect flooring and a UPVC double glazed window looking in to the porch way.

Cloakroom

7'7" x 7'10"

The cloakroom has wood effect flooring, a UPVC double glazed window and is fitted with a suite comprising of a wash hand basin and a low level WC.

Living Room

17'7" x 12'4"

The beautifully presented living room offers an abundance of natural light courtesy of the double glazed windows overlooking the side and rear elevations. Warmed by two central heating radiators, tastefully decorated and benefiting from wood effect flooring and a log burning stove set on a stone hearth. The living room offers fine views overlooking the rear garden and is open plan with the dining room.

Dining Room

10'2" x 11'7"

With a large double glazed window allowing an abundance of natural light the dining room is warmed by a central heating radiator and benefits from wood effect flooring and pleasant views overlooking the rear garden.

Garden Room

13'1" x 11'1"

The garden room is simply stunning. Warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from wood effect flooring, UPVC double glazed windows offering fine views overlooking the rear garden and roof lights. French doors lead out to the patio area and the landscaped garden beyond.

Kitchen

18'1" x 8'10"

The beautiful kitchen is fitted with a comprehensive range of wall, floor and drawer units with contrasting butcher block worktops incorporating an inset sink. The kitchen is warmed by a central heating radiator and benefits from wood effect flooring, a UPVC double glazed window and a number of integrated appliances including a dishwasher, an electric oven, a microwave, fridge / freezer and a hob with over head extractor hood.

Utility Room

13'10" x 8'4"

The utility room is fitted with a range of floor and drawer units with contrasting worktops incorporating a ceramic sink and drainer. The utility room is warmed by a central heating radiator and benefits from a UPVC double glazed window, plumbing for an automatic washing machine, a useful hanging rail and a door that leads into the integral double garage.

First Floor Landing

A staircase leads to the first floor landing.

Bedroom One

16'8" x 12'4"

With double glazed windows to the side and rear elevation offering an abundance of natural light. A double bedroom warmed by a central heating radiator.

Bedroom Two

10'3" x 11'9"

A double bedroom warmed by a central heating radiator and benefiting from a UPVC double glazed window with pleasant views overlooking the rear garden.

Bedroom Three

7'8" x 8'11"

A further double bedroom warmed by a central heating radiator and benefiting from a double glazed window overlooking the rear of the property.

Bedroom Four

10'7" x 8'2"

A double bedroom warmed by a central heating radiator and benefiting from a UPVC double glazed window overlooking the rear of the property.

Bathroom

The bathroom is warmed by two radiators, has a tiled floor and walls, a double glazed window with privacy glass and is fitted with a modern suite comprising of a panelled bath, a shower cubicle with shower, a wash hand basin and a low level WC.

Externally

The property occupies an extremely generous plot. To the front of the property there is a spacious driveway providing off road car parking for several vehicles. There is potential to extend the driveway subject to necessary planning consents, There is also a double garage providing useful storage. The property overlooks open countryside to the front. A particular feature of the property is the extremely large landscaped garden. Laid to lawn and complimented with a variety of mature plants and trees. There is also a stunning patio area which is ideal for out door entertaining.

