



**\*\* BRAND NEW HOME \*\* UPGRADED SPECIFICATION (Flooring, Kitchen, Fitted Wardrobes) \*\***  
**\*\* SOUGHT AFTER VILLAGE LOCATION \*\* LUXURIOUS ACCOMMODATION \*\***  
**\*\* LARGE SCALE FAMILY HOME \*\* PART EXCHANGE AVAILABLE \*\***

**\*\* ATTENTION ALL BUYERS \*\***

LAST PLOT AVAILABLE on this exclusive development in the sought after picturesque village of Heighington where one can walk for miles and enjoy scenic beauty or simply relax and unwind in the good sized rear garden which has recently been laid to lawn.

This plot is superbly positioned on the development as it is not directly overlooked at the front enjoying pleasant views. With early viewings highly recommended to avoid disappointment but, also to appreciate this stunning family home. The internal accommodation is truly impressive with high quality fixtures and fittings throughout. There is neutral decor and is ready to move into.

The integral garage is accessible from the hallway which is a great design meaning it is possible to reach cars under cover, a feature not to be under estimated during those colder months.

The over sized kitchen/diner will certainly not fail to impress, perfect for the coming and goings of an active family life. The kitchen enjoying integrated appliances, Silestone work surfaces and quality units which also continue through to the utility.

There are four good sized bedrooms, master and second bedrooms both have en-suite showering facilities (upgraded) and there is a luxurious family bathroom.

Considerable thought has gone into this layout to use the space in the best way possible to provide versatile living, dining and private space which will certainly suit the needs of a host of buyers.

**Yarrow Close, Heighington, DL5 6AX**  
**4 Bed - House - Detached**  
**£364,995**

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#### GROUND FLOOR

A light and airy hallway giving a fabulous first impression, a useful under stairs storage cupboard, ground floor cloaks/w.c. and door leading to the spacious single garage with up and over door, lighting and power also housing the gas boiler. An excellent sized lounge located to the front, ideal for entertaining and a sizeable kitchen/diner overlooking the garden to the rear. The kitchen providing an excellent range of wall and base units with Silestone work surfaces incorporating a stainless steel sink unit with mixer tap, inset lighting, integrated double electric oven, gas hob, dishwasher and fridge/freezer. There is ample space for a table and chairs and French doors leading to the garden. A useful utility room with matching units and Silestone work surfaces.



#### FIRST FLOOR

A landing opening to all first floor accommodation with four well appointed bedrooms, two with en-suite showering facilities with the tiling having been upgraded. Family bathroom with impressive white suite with panelled bath, wash hand basin and w.c.

#### EXTERNALLY

There is a pleasant open lawn with flowering border, block paved driveway allowing parking for two vehicles leading to a garage. Pedestrian side access to the rear garden having been laid to lawn with a paved patio area.



#### ENTRANCE HALLWAY

#### GROUND FLOOR CLOAKROOM

#### LOUNGE

15'5x11'6 (4.70mx3.51m)

#### KITCHEN/DINING ROOM

28'10x10'9 (8.79mx3.28m)

#### UTILITY AREA

#### FIRST FLOOR LANDING

#### BEDROOM

18'2x14'10 (5.54mx4.52m)

#### EN-SUITE SHOWER ROOM

#### BEDROOM

14'11x10'4 (4.55mx3.15m)

#### EN-SUITE SHOWER ROOM

#### BEDROOM

13'x11'3 (3.96mx3.43m)

#### BEDROOM

10'10x10'3 (3.30mx3.12m)

#### FAMILY BATHROOM/W.C.

#### FRONT EXTERNAL

#### REAR GARDEN



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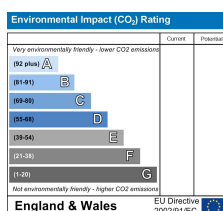
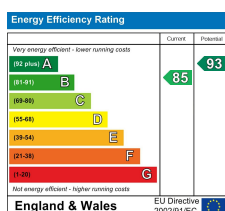
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45 Front Street

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120 Newgate Street

DL14 7EH

T: 01388 458111

E: [info@robinsonsbishop.co.uk](mailto:info@robinsonsbishop.co.uk)

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DL15 9UA

T: 01388 763477

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DH16 6QE

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DL3 7RX

T: 01325 484440

E: [info@robinsonsdarlington.co.uk](mailto:info@robinsonsdarlington.co.uk)

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TS18 1SY

T: 01642 607555

E: [info@robinsonstockton.co.uk](mailto:info@robinsonstockton.co.uk)

## HARTLEPOOL

106 York Road

TS26 9DE

T: 01429 891100

E: [info@robinsonshartlepool.co.uk](mailto:info@robinsonshartlepool.co.uk)

## MIDDLESBROUGH

26 Stokesley Road

TS7 8DX

T: 01642 313666

E: [info@robinsonsmiddlesborough.co.uk](mailto:info@robinsonsmiddlesborough.co.uk)

## SEDFIELD

3 High Street

TS21 2AU

T: 01740 621777

E: [info@robinsonssedfield.co.uk](mailto:info@robinsonssedfield.co.uk)

## INGLEBY BARWICK

Barwick Lodge

TS17 0RH

T: 01642 762944

E: [info@robinsonsbarnwick.co.uk](mailto:info@robinsonsbarnwick.co.uk)

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