



**** NO ONWARD CHAIN ** ** SIGNIFICANTLY EXTENDED FAMILY HOME ****
**** BEAUTIFUL 'STARLIGHT' CONSERVATORY ** ** SOUGHT AFTER HEIGHINGTON VILLAGE ****

We anticipate demand to be high for this large scale detached property superbly positioned in this picturesque village, where one can walk and enjoy scenic beauty or simply relax and unwind in the well appointed rear garden.

It has been well cared for and maintained by the present owner with all external windows and doors replaced in 2019, is in excellent decorative order throughout and gas central heating via a top of the range Viessman boiler (newly installed 2019).

It is a wonderfully welcoming, versatile property with excellent curb appeal, generous driveway, garage and further potential to develop or extend, subject to the relevant consent. With three reception rooms, five bedrooms, it will certainly appeal to a variety of buyers and we have no hesitation in recommending an internal viewing.

Please Note: Council tax band E. Freehold basis. EPC Band D
 Please contact Smith & Friends to arrange a viewing (formerly Robinsons Tees Valley)

Pinewood Crescent, Heighington
Village, DL5 6RR
5 Bed - House - Detached
Offers In The Region Of £330,000
EPC Rating: D
Council Tax Band: E



**SMITH &
 FRIENDS**
 ESTATE AGENTS

Pinewood Crescent, Heighington Village, DL5 6RR



For reference the client previously obtained planning permission to erect a double garage to the front right side of the property, however this has subsequently lapsed and would need to be re-submitted.

GROUND FLOOR

Entrance Porch, light and airy hallway with glass panel balustrade leading to the first floor. Good size, yet cosy lounge to the front with a delightful feature fireplace and gas fire which was installed 2019. Lovely open archway to a dining room, ideal for entertaining family and friends, beautifully appointed L-shaped kitchen with bespoke Mahogany units, Granite work surfaces, gas range cooker with cooker hood and integrated appliances comprising of fridge, freezer, dishwasher and dryer. There is access to a ground floor cloakroom/w.c. and stunning conservatory extension which has a gentle sense of ambience, which is so often sought but, not often found.



FIRST FLOOR

Lovely stained glass window and linen cupboard with chrome towel radiator. Five well dressed bedrooms, the fifth bedroom ideal for an office/study. All bedrooms are in excellent decorative order, the master and second bedroom both enjoying built-in wardrobes. The bathroom completes the first floor with an eye-catching suite comprising roll-top bath with overhead shower, wash hand basin, w.c. and chrome towel radiator.



EXTERNALLY

This detached home commands an excellent site with excellent potential. There is a generous block paved driveway allowing parking for multiple vehicles, behind established hedging, giving a sense of privacy. There was a single garage with electric door, lighting, power, French doors for side access and the wall mounted Viessman boiler. The rear garden also is an excellent size and considered relatively low maintenance, having been paved. There is a green house, external water tap, raised bedding and mature borders.



ENTRANCE PORCH

HALLWAY

LOUNGE

11'10" x 12'7" (3.63m x 3.86m)

DINING ROOM

9'10" x 11'8" (3.02m x 3.58m)

CONSERVATORY

18'10" x 9'6" (5.76m x 2.91m)

KITCHEN

16'9" x 13'1" (5.12m x 4m)



GROUND FLOOR CLOAKROOM/W.C.

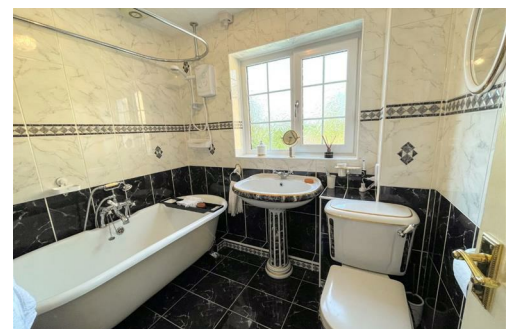
FIRST FLOOR LANDING

BEDROOM

10'5" x 12'8" (3.19m x 3.87m)

BEDROOM

10'5" x 9'11" (3.18m x 3.03m)



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BEDROOM

7'9" x 14'7" (2.37m x 4.47m)

BEDROOM

7'8" x 15'7" (2.35m x 4.76m)

BEDROOM/OFFICE

6'7" x 9'6" (2.03m x 2.92m)

BATHROOM/W.C.

FRONT EXTERNAL

REAR GARDEN

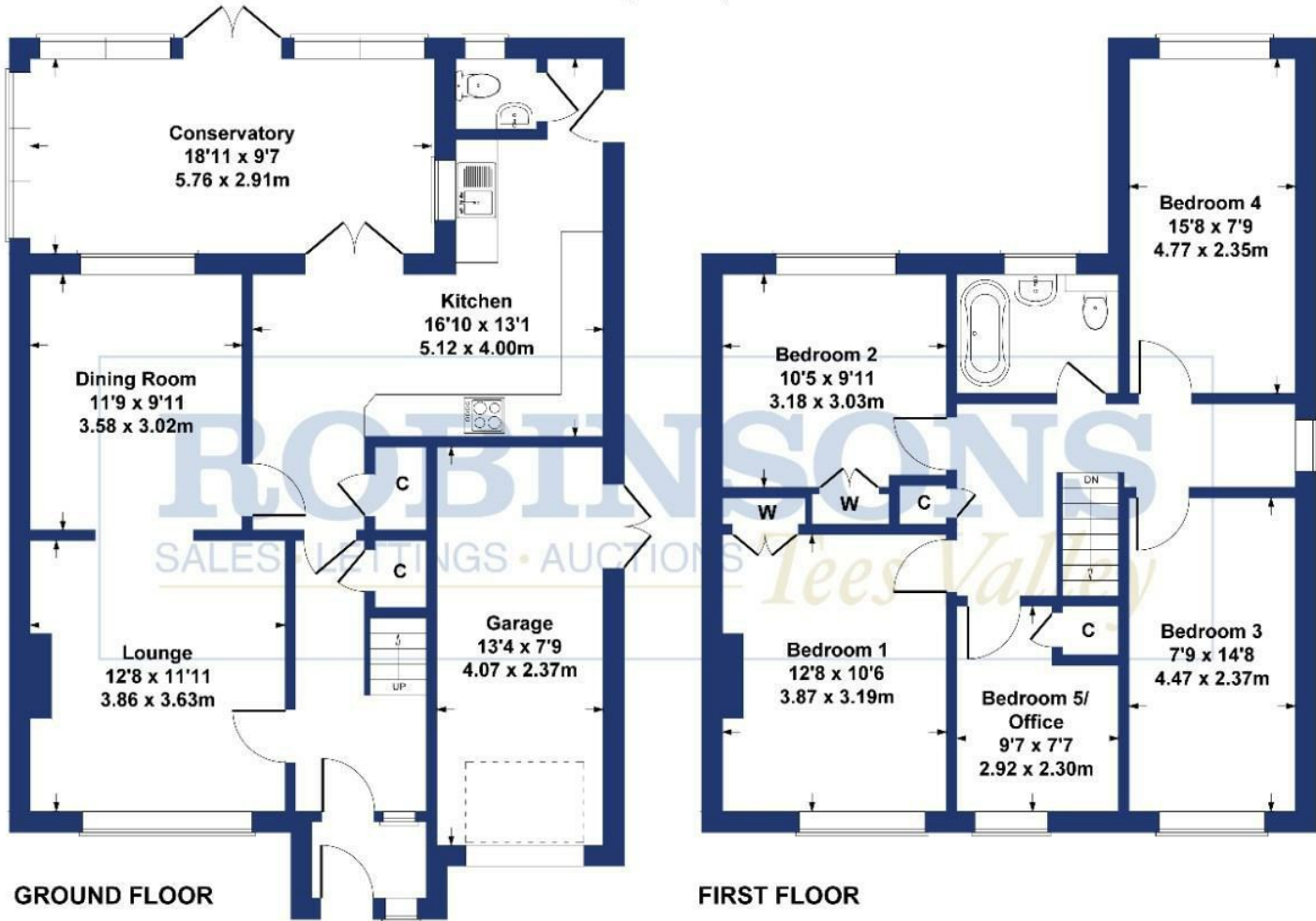
GARAGE

7'9" x 14'7" (2.37m x 4.47m)



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Pinewood Crescent
Approximate Gross Internal Area
1722 sq ft - 160 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		75
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

7 Duke Street, Darlington, Co. Durham,
DL3 7RX
01325 484440
darlington@smith-and-friends.co.uk



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