

14 MANOR COURT

Heighington Village, County Durham



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HEIGHINGTON VILLAGE, COUNTY DURHAM, DL5 6TL

AN IMPRESSIVE AND DECEPTIVELY SPACIOUS 5/6 BEDROOM DETACHED FAMILY HOME OCCUPYING A GENEROUS PLOT OF 0.7 ACRES AND SITUATED ON THE EDGE OF THE HIGHLY SOUGHT AFTER VILLAGE OF HEIGHINGTON. OFFERING NEARLY 4,000 SQ FT OF ACCOMMODATION THIS PROPERTY WOULD SUIT A GROWING FAMILY

Accommodation

Entrance Hall • Study • Cloakroom/wc • Snug

Double reception room with living and dining areas • Conservatory
Breakfast/Kitchen • Utility Room • First Floor Landing • Master Bedroom Suite
Guest Bedroom Suite • Two further bedrooms • House Bathroom
Second Floor Landing • Bedroom/Entertainment Room • Bedroom
Shower Room/WC

Externally

Block Paved Area • Double and Single Garage
Gravelled Area (providing further off-street parking) • Large Lawned Garden
Hedged Boundaries and Raised Terrace



GSC GRAYS

PROPERTY • ESTATES • LAND

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Situation

Heighington has two pubs, grocery store, hairdressers, take-away, church and village hall. The village has popular pre- and primary schools and a good selection of private and state schools within easy reach. Redworth Hall Hotel and Spa is one mile away. There are supermarkets in Newton Aycliffe (3 mi), West Park (5 mi), West Auckland (5 mi) and Darlington (7 mi). The A68 and A1(M) are within four miles. There are mainline stations at Darlington (7 mi) and Durham (15 mi) and a local halt (2 mi). The nearest international airports are Teesside (15 mi) and Newcastle (35 mi). (Distances are approximate.)

The Property

This modern 5/6 double bedroom house offers nearly 4,000 sq ft of accommodation over three floors with gas central heating and double glazing throughout.

Ground Floor: The entrance hall has doors to study, living room, kitchen, cloakroom/wc and two under-stair cupboards. The study is dual aspect. The spacious double reception room has sitting and dining areas with French doors to the terrace and patio doors to the triple-aspect conservatory with views over the garden and countryside beyond. Overlooking the garden, the kitchen/breakfast room with tiled floor, matching wall and base units, 2½ bowl sink and space for range-style cooker, dishwasher and fridge/freezer. Doors to the dining room and second entrance hall with built-in cupboard, access to utility room and snug, the former with a door to the garden.



First Floor: The spacious landing has storage and airing cupboards. The four bedrooms have built-in wardrobes / cupboards. The master bedroom has a six-piece ensuite with jacuzzi bath. The guest bedroom has a five-piece ensuite. The modern house bathroom has separate shower and bath.

Second Floor: Two bedrooms, the larger currently an entertainment room, and a shower room/wc. Both bedrooms have eaves storage, one a built-in cupboard, the other a large, windowed, storage room. A retractable ladder accesses the boarded and insulated loft space.



Externally

The front is block-paved with parking for four cars and access to the double garage. There is further parking to the rear with access to a single garage/workshop. The garden is mainly laid to lawn with hedged boundaries, mature trees, two sheds and the raised patio area with ample space for alfresco dining and views over the rear garden.

Double Garage

Attached double garage with up and over door, power, light, hot and cold-water supplies and a door to the rear garden.

Services

Mains electricity, gas and drainage, and water are connected. Gas fired central heating, fibre broadband to box

Tenure, Local Authority & Council Tax

The property is offered freehold with vacant possession upon completion.

Durham County Council Tel: 03000 26 00 00.

For Council Tax purposes the property is banded G.

Wayleaves, Easements & Rights of Way

14 Manor Court is sold subject to and with the benefit of all existing rights including rights of way whether public or private, light, drainage, water and electricity supplies and all other rights, obligations, easements, quasi easements and all wayleaves or covenants whether disclosed or not.

Areas, Measurements & Other Information

All areas, measurements and other information have been taken from various records and are believed to be correct, but any intending purchaser(s) should not rely on them as statements of fact and should satisfy themselves as to their accuracy.

Viewings

Strictly by appointment via GSC Grays.





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Approximate Gross Internal Area
3907 sq ft - 363 sq m
(Excluding Garage)



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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. 2025

Energy Efficiency Rating

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	77	82

DISCLAIMER NOTICE:

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to our presentation or warranty. This should not be relied upon as statements of facts and anyone interested must satisfy themselves as to their correctness by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance once only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and you should not rely on them without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Particulars written: April 2025

Photographs taken: April 2025