



Orchid Drive, Heighington Village  
Newton Aycliffe



£1,400 pcm





## Orchid Drive

Heighington Village, Newton Aycliffe

### **Spacious Three Bedroom Detached Home in Sought-After Heighington Village**

Located in the desirable village of Heighington, this well-presented three bedroom detached property offers generous living space, a single garage, driveway, and both front and rear gardens—ideal for family living.

The ground floor features an entrance hallway, a bright and spacious lounge, and a modern fitted kitchen/diner complete with French doors opening onto the rear garden—perfect for indoor-outdoor living. A separate utility room and a convenient downstairs WC complete the layout.

Upstairs, the master bedroom benefits from an en-suite shower room, while two further bedrooms are served by a contemporary family bathroom.

Externally, the property enjoys a well-maintained front garden, a private rear garden ideal for relaxing or entertaining, and off-street parking via a driveway and single garage.

Holding Deposit Applies: £323.07 / Tenant Income Requirements: £42,000 / Guarantor Income Requirements: £50,400

Available NOW

Council Tax band: D

Tenure: Freehold



#### Hallway

4'0" x 3'3" / 1.24m x 1.00m

#### Lounge

12'1" x 12'10" / 3.70m x 3.91m

#### Hallway

6'0" x 6'4" / 1.84m x 1.95m

#### Wc

2'10" x 5'6" / 0.88m x 1.69m

#### Kitchen/Diner

20'11" x 8'11" / 6.39m x 2.72m

#### Utility Room

5'1" x 6'4" / 1.56m x 1.93m

#### Landing

4'7" x 7'1" / 1.42m x 2.18m

#### Bedroom 1

9'9" x 11'5" / 2.99m x 3.48m

#### En-suite

3'10" x 6'7" / 1.19m x 2.00m

#### Bedroom 2

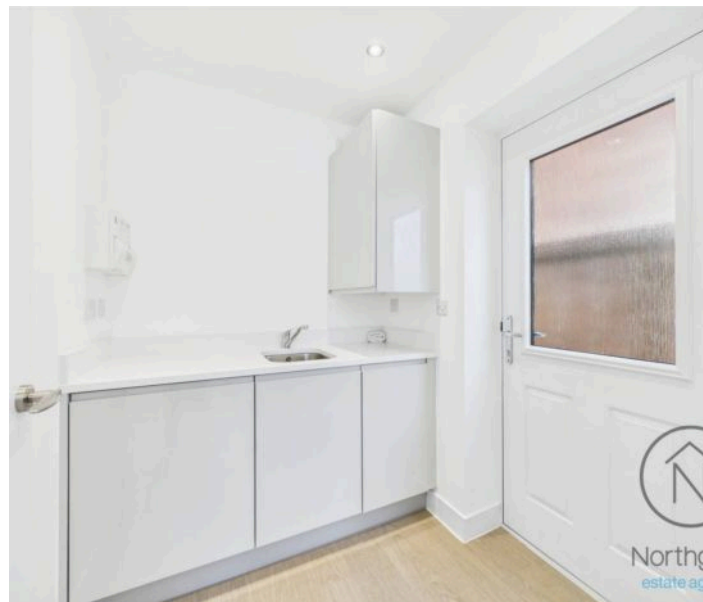
10'3" x 9'4" / 3.13m x 2.86m

#### Bedroom 3

10'3" x 9'3" / 3.14m x 2.82m

#### Bathroom

6'8" x 6'8" / 2.05m x 2.05m







**FRONT GARDEN**

**REAR GARDEN**

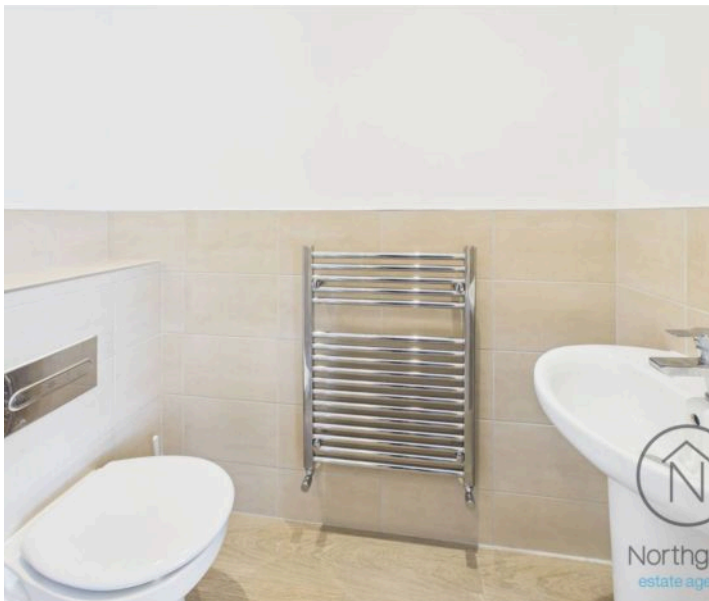
**Garage**

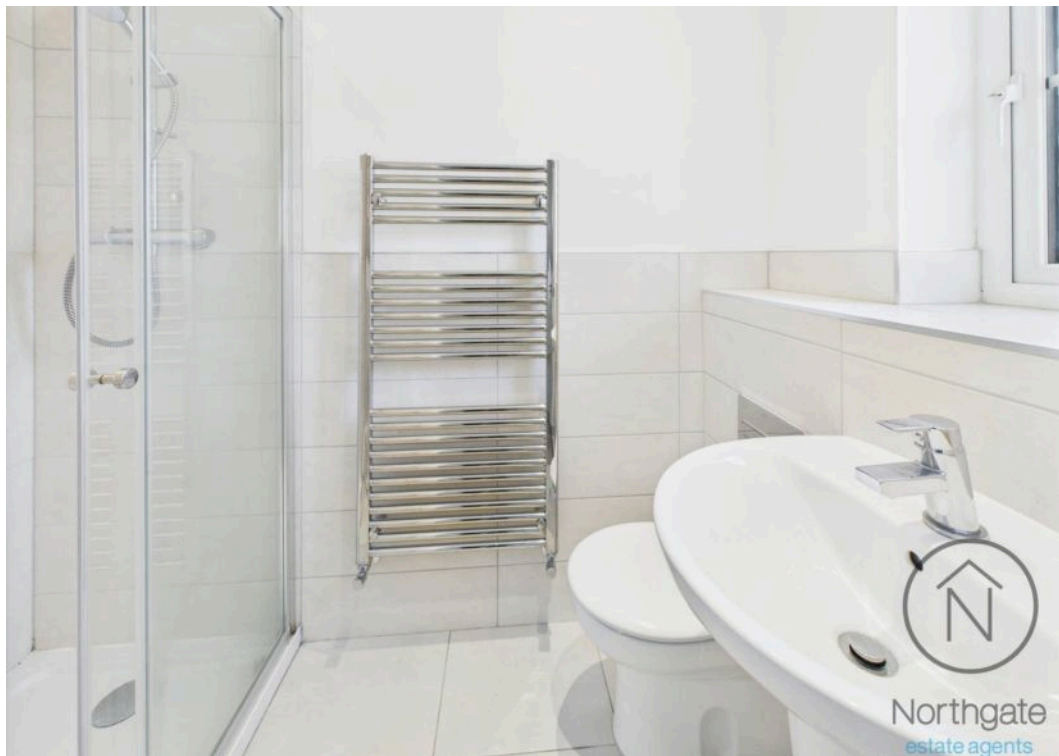
Single Garage

**Driveway**

1 Parking Space

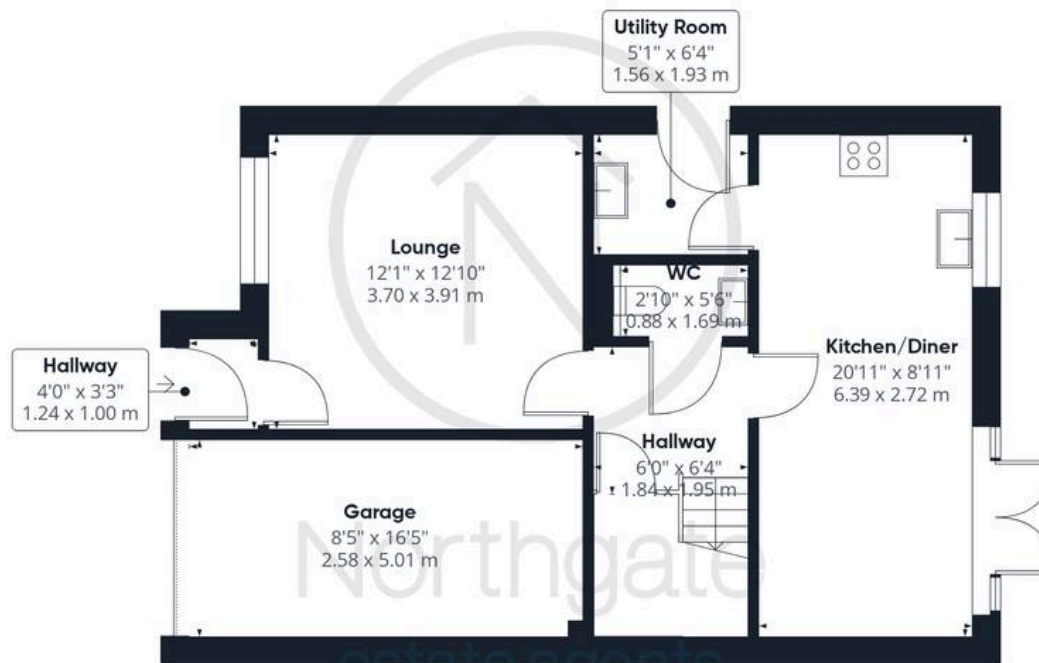
- Beautiful Three Bedroom Detached
- Village Location
- Modern Fitted Kitchen
- En-Suite
- Off Street Parking / Garage
- Energy Performance Certificate: B







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Ground Floor

Approximate total area<sup>(1)</sup>

1066 ft<sup>2</sup>

99.1 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360





## Northgate - County Durham

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