



Orchid Drive, Heighington Village
Newton Aycliffe



Offers Invited Between £300,000 And £325,000



18 Orchid Drive

Heighington Village, Newton Aycliffe

Offers Invited Between £300,000 And £325,000 - Stylish Four-Bedroom Detached Home at Orchid Drive, Heighington Village, County Durham

Nestled in an exclusive, discreet development, this modern family home from 2021 remains under NHBC warranty and perfectly marries elegant modern living with countryside charm. Designed to meet the practical demands of today's families, it offers effortless, move-in-ready appeal.

A bright hallway welcomes you, leading into a spacious lounge that serves as a tranquil retreat at day's end. This flows seamlessly into the generous open-plan kitchen and dining area, complete with high-quality integrated appliances—ideal for family gatherings and entertaining. Adjacent lies a newly added sunroom with a solid roof, inviting relaxation year-round while offering uninterrupted garden views, even on overcast days. Just off the kitchen, a handy utility room and cloakroom add everyday convenience.

Upstairs, the master suite features a contemporary en-suite and a spacious built-in wardrobe. Three further well-proportioned bedrooms—one with its own built-in wardrobe—offer flexible accommodation for families or home working, all served by a sleek family bathroom.

Outside, a double-width block-paved driveway provides ample parking, complemented by a versatile garage suitable for storage. The rear garden forms the home's centrepiece, well maintained with a patio flowing onto a lawn that is ideal for children's play, pets, or al-fresco summer barbecues.

Beyond the home itself, the wider environment truly shines. Living here means embracing the tranquillity of



Hallway

4'4" x 13'3" (1.33m x 4.06m)

Lounge

10'9" x 16'0" (3.29m x 4.88m)

Kitchen/Diner

18'9" x 9'6" (5.72m x 2.90m)

Sunroom

7'3" x 7'6" (2.22m x 2.30m)

Utility Room

5'6" x 5'11" (1.70m x 1.83m)

Wc

4'7" x 3'2" (1.42m x 0.98m)

Landing

12'6" x 3'1" (3.82m x 0.95m)

Bedroom 1

10'1" x 13'5" (3.08m x 4.10m)

En-suite

4'9" x 7'9" (1.47m x 2.36m)

Bedroom 2

10'9" x 11'3" (3.29m x 3.44m)

Bedroom 3

8'6" x 12'2" (2.61m x 3.71m)

Bedroom 4

8'3" x 8'8" (2.52m x 2.65m)

Bathroom

7'0" x 5'6" (2.14m x 1.68m)

Garage





FRONT GARDEN

REAR GARDEN

GARAGE

Single Garage

DRIVEWAY

2 Parking Spaces









Ground Floor

Approximate total area⁽¹⁾

1116 ft²

103.5 m²



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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