



Pinewood Crescent, Heighington Village

Newton Aycliffe



Offers in Region of £330,000



## Pinewood Crescent

Heighington Village, Newton Aycliffe

Situated in the highly sought-after village of Heighington Village, this substantial and well-proportioned family home offers an excellent balance of space, versatility, and location. Surrounded by picturesque countryside, the property benefits from an abundance of scenic walks and a selection of charming country pubs, while remaining conveniently positioned for access to the A1 and the nearby towns of Darlington and Newton Aycliffe.

The property itself provides generous living accommodation throughout, including multiple reception areas and well-sized bedrooms, making it ideal for growing families or those seeking flexible living space. The layout offers a practical flow, perfectly suited to both everyday living and entertaining.

Externally, the home boasts a good-sized rear garden, providing a private outdoor space ideal for relaxation, family use, or further landscaping potential. To the front, there is ample off-street parking for several vehicles, in addition to a single garage offering further storage or secure parking.

This is a fantastic opportunity to acquire a spacious home in a desirable village setting, combining rural charm with excellent transport links and local amenities.

Council Tax band: E

Tenure: Freehold



**Porch**

2'11" × 5'8" (0.91 × 1.75 m)

**Hallway**

12'11" × 5'9" (3.95 × 1.78 m)

**Lounge**

12'6" × 11'9" (3.83 × 3.60 m)

**Dining Room**

11'5" × 10'0" (3.49 × 3.06 m)

**Kitchen**

11'3" × 4'9" (3.43 × 1.46 m) 16'6" × 7'10" (5.03 × 2.39 m)

**WC**

2'11" × 4'1" (0.89 × 1.27 m)

**Conservatory**

9'7" × 18'8" (2.93 × 5.71 m)

**Garage**

20'4" × 7'11" (6.21 × 2.42 m)

**Landing**

8'7" × 7'5" (2.63 × 2.26 m)

**Hallway**

3'8" × 7'8" (1.13 × 2.35 m)

**Bedroom 1**

12'5" × 10'4" (3.81 × 3.17 m)

**Bedroom 2**

14'6" × 7'8" (4.43 × 2.36 m)

**Bedroom 3**

15'6" × 7'8" (4.74 × 2.35 m)

**Bedroom 4**

9'10" × 10'4" (3.00 × 3.15 m)





#### Bedroom 5

9'5" x 7'6" (2.88 x 2.29 m)

#### Bathroom

5'10" x 7'5" (1.79 x 2.27 m)

#### Front Garden

#### Rear Garden

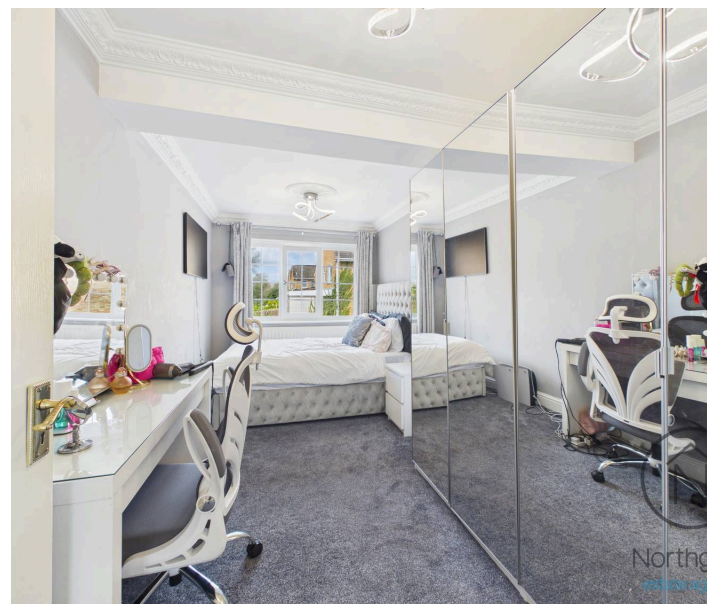
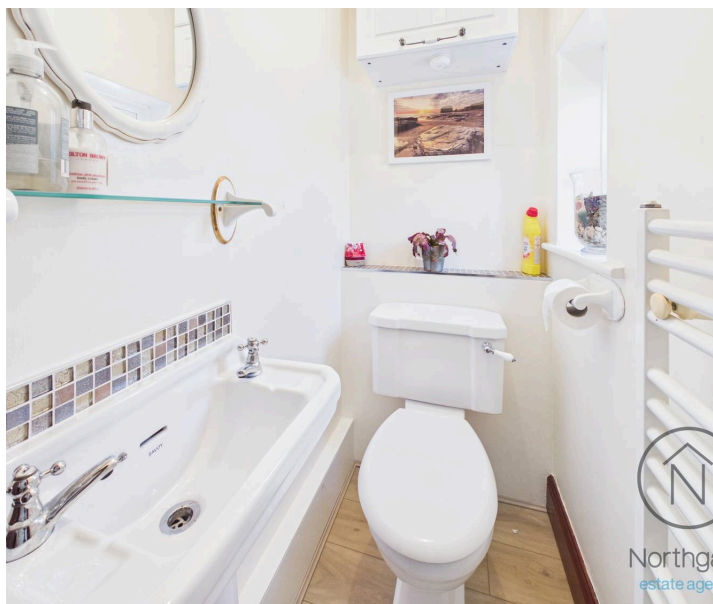
#### Garage

Single Garage

#### Driveway

4 Parking Spaces

- Sought-after village location in Heighington Village
- Substantial and well-proportioned family home
- Good-sized rear garden ideal for outdoor living
- Ample off-street parking for multiple vehicles plus single garage
- Excellent access to the A1, Darlington and Newton Aycliffe
- Energy Performance Certificate: D

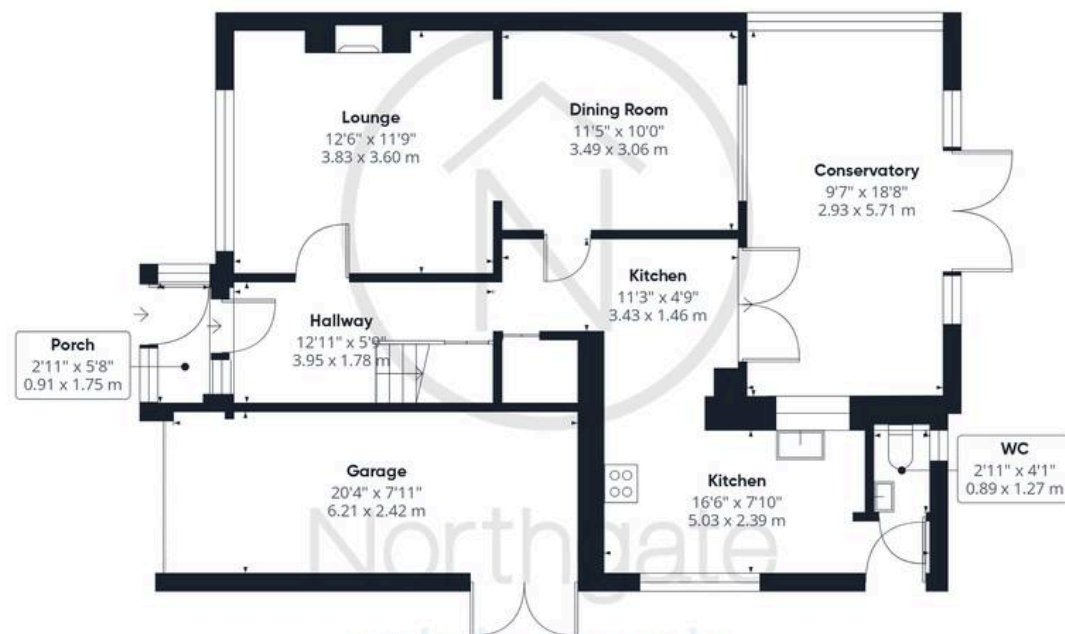








Northgate  
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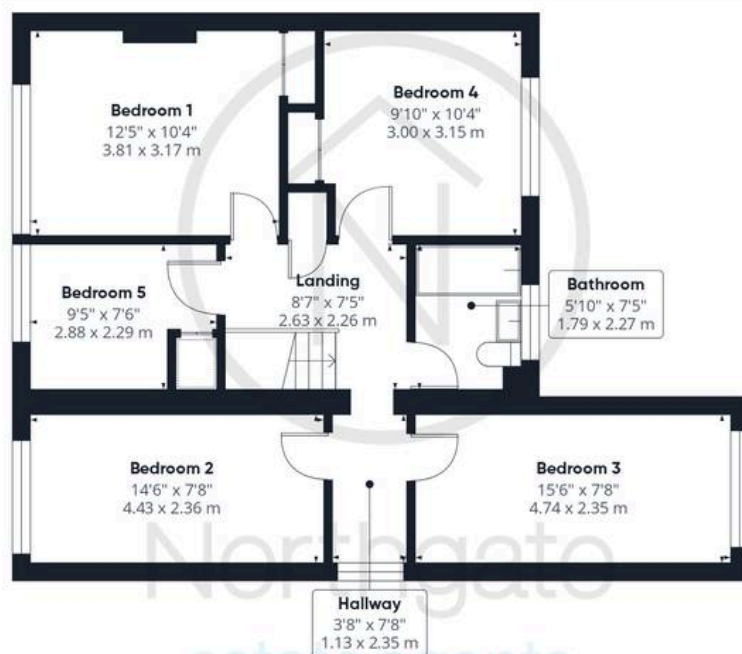


Ground Floor

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

1599 ft<sup>2</sup>

148.6 m<sup>2</sup>



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.

GIRAFFE360



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