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Clover Court
Heighington, Newton Aycliffe, DL5 6BB
Offers in the region of £200,000

House - Semi-Detached
3 Bedroom/s
2 Bathroom/s

Welcome to Clover Court, a charming property located in the picturesque village of Heighington, only 15 minutes from Darlington. This delightful home boasts a spacious reception room, perfect for entertaining guests or simply relaxing with your loved ones along with kitchen/dining room and downstairs WC. With three cosy bedrooms and family bathroom, there is ample space for the whole family to enjoy. Situated in a popular village location, Clover Court offers the best of both worlds with the tranquillity of village life and the convenience of modern amenities. The property is nestled in a quiet cul-de-sac, providing a peaceful and safe environment for you and your family. One of the highlights of this property is its rear garden, which is not only spacious but also backs onto picturesque countryside, offering stunning views and a sense of serenity. This modern home is perfect for those looking for a comfortable and stylish living space. With two pubs nearby, you can enjoy a relaxing drink or a delicious meal without having to travel far. Additionally, the property comes with parking spaces, making it convenient for you and your guests. Don't miss the opportunity to make Clover Court your new home. Embrace village living at its finest and create lasting memories in this wonderful property.





- PICTURESQUE VILLAGE LOCATION
- TWO HIGHLY REGARDED LOCAL PUBS
- POPULAR VILLAGE PRIMARY SCHOOL
- MODERN HOME

• **PARKING SPACES**
GENERAL INFORMATION:

Tenure: Freehold - Maintenance charge for the shared estate green areas with Kingston Property Services. Approximately £156 per year.

Services: Gas central heating, mains electric, water and drainage.
Double glazing

Local Authority: Darlington Borough Council (Tax Banding C)

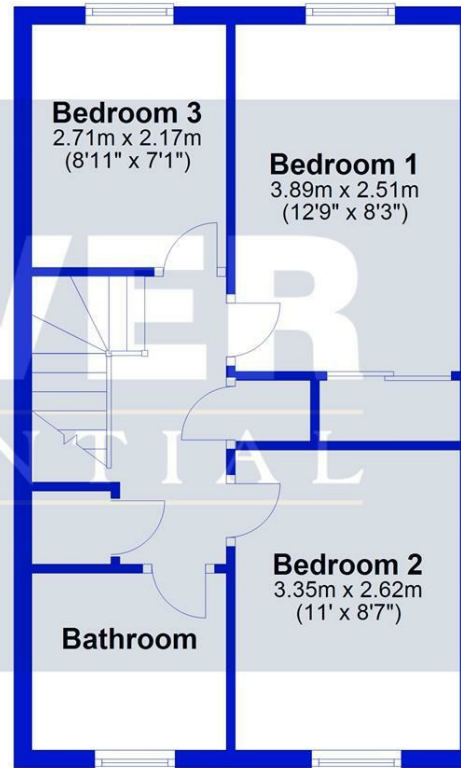
Ground Floor

Approx. 38.7 sq. metres (416.8 sq. feet)



First Floor

Approx. 39.1 sq. metres (421.2 sq. feet)



Total area: approx. 77.8 sq. metres (838.0 sq. feet)

For identification purposes only. Not to scale.
Plan produced using PlanUp.

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 96 |
| (81-91) B | | 84 | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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MAB 6202



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