



## listing



### Agenten-Info

Name:	Tony Dobbins
Name der	Anthony Jones
Firma:	Properties
Land:	Vereinigtes Königreich
Erfahrung seit:	
Art der	Immobilien verkaufen
Dienstleistung:	
Spezialgebiete:	
Art der	Wohnungen, Häuser
Immobilie:	
Telefon:	+44 (1325) 776-424
Sprachen:	English
Webseite:	<a href="http://anthonyjonesproperties.co.uk">http://anthonyjonesproperties.co.uk</a>

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 346,069.81

#### Standort

Land:	Vereinigtes Königreich
Veröffentlicht:	04.04.2025
Beschreibung:	

Tucked away in a peaceful cul-de-sac in the heart of Heighington, Burnbeck Place is a superb example of a modernised and extended three-bedroom semi-detached home, perfectly tailored for contemporary family living. With a thoughtfully designed layout, a south-facing garden and a charming village location, this is a home that delivers far more than first impressions might suggest.

From the moment you arrive, there's a sense of calm. The block-paved driveway, framed by low-maintenance landscaping and neat borders, sets the tone for a home that has been cared for and upgraded with real attention to detail. Set back in a quiet turning, the position offers privacy and a wonderful sense of community - ideal for young families or those seeking a more peaceful pace of life without sacrificing everyday convenience.

Step inside, and the quality of the interior becomes immediately apparent. The entrance hall welcomes you with clean lines, contemporary finishes, and clever storage, all subtly signalling that this is a home that's been thoughtfully planned for practical modern living. To the front, the lounge and dining area is light-filled and versatile - equally suited to relaxed evenings in or weekend entertaining, with French doors opening directly onto the rear garden.

To the rear, the extended kitchen is a genuine highlight. Fitted with sleek wall and base units, an



integrated dishwasher, electric oven, hob and extractor, it's a space that combines functionality with style. A half-hinged roof light draws in natural light, while a door to the garden creates a smooth flow for summer barbecues and alfresco dining. The adjoining snug offers valuable additional space - perfect as a playroom, second sitting room or home office, depending on your needs.

Upstairs, the home continues to impress. The principal bedroom is calm and refined, with built-in wardrobes and ample natural light. The second bedroom overlooks the garden with views across the moors and is ideal for guests or children, while the third bedroom - a dual-aspect room - would also suit a nursery or home workspace. The bathroom has been beautifully updated with a walk-in rainfall shower, vanity unit, and contemporary tiling, bringing a touch of luxury to daily routines.

Outside, the south-facing rear garden is an extension of the living space - sun-drenched, private and low-maintenance. There's plenty of room to entertain, relax, or simply enjoy a quiet moment in the sun. Whether you're enjoying a morning coffee on the patio or watching the children play, this is a garden that works hard for family life without demanding it back in upkeep.

Heighington itself is one of the region's most desirable villages, offering an exceptional quality of life. With its welcoming community, excellent local primary school, and easy access to highly regarded secondary schools, it's a location that has long appealed to families. Village pubs, countryside walks and local amenities provide everyday ease, while Darlington and Newton Aycliffe are within easy reach for shopping, rail links and commuter access via the A1(M).

Burnbeck Place is a home that strikes just the right balance between character, comfort and practicality. Beautifully finished, cleverly extended and perfectly located, it offers a lifestyle that blends village charm with everyday convenience—ideal for those looking to put down roots in a home that simply works.

## CALL NOW TO VIEW

### Allgemein

Schlafzimmer:	3
Badezimmer:	1
Fertige m <sup>2</sup> :	105 m <sup>2</sup>

### Mietbedingungen

Verfügbar ab:

### Kontaktinformation

IMLIX ID: RS2319



# IMLIX

**IMLIX Immobilienmarkt**  
<https://www.imlix.com/de/>

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