



The Fallows, Cockfield, DL13 5DE
3 Bed - House - Semi-Detached
£140,000

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The Fallows

Cockfield, DL13 5DE

Nestled in a peaceful cul-de-sac of The Fallows, Cockfield, this exceptionally well-presented three-bedroom semi-detached house offers a delightful blend of comfort and modern living. Set within a semi-rural village location, this property is perfect for those seeking a peaceful retreat while still being within easy reach of local amenities.

Upon entering, you will find a spacious reception room that provides a warm and inviting atmosphere, ideal for both relaxation and entertaining. The property boasts two generously sized double bedrooms, complemented by a well-proportioned single bedroom, making it suitable for families or those needing extra space for guests or a home office.

The modern kitchen is designed for convenience and functionality, ensuring that meal preparation is a pleasure. Additionally, the property features a contemporary shower room and a handy ground floor WC, enhancing the practicality of the home.

Outside, the good-sized lawned gardens offer a perfect setting for outdoor activities or simply enjoying the fresh air. The pleasant seating areas provide an ideal spot for al fresco dining or unwinding with a book. Furthermore, the presence of storage sheds adds to the utility of the outdoor space, allowing for organised storage of gardening tools and equipment.

This charming semi-detached house is a wonderful opportunity for anyone looking to settle in a peaceful village environment, with the added benefit of modern amenities and ample outdoor space. Do not miss the chance to make this lovely property your new home.

To arrange a viewing please call Robinsons on 01388 458111











GROUND FLOOR

Entrance Hall

Lounge/Dining Room

17'7" x 13'5" maximum 3'6" (5.37 x 4.11 maximum 1.07)

Kitchen

11'2" x 10'9" (3.41 x 3.28)

WC

FIRST FLOOR

Landing

Bedroom 1

13'5" x 10'7" (4.11 x 3.23)

Bedroom 2

11'3" x 10'7" (3.43 x 3.23)

Bedroom 3

9'11" x 6'8" (3.03 x 2.04)

Bathroom

EXTERNAL

AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Oil

Broadband: Basic 20 Mbps, Superfast 80 Mbps,

Mobile Signal/Coverage: Poor - Average

Tenure: Freehold

Council Tax: Durham County Council, Band A (£1621 Min)

Energy Rating: TBC

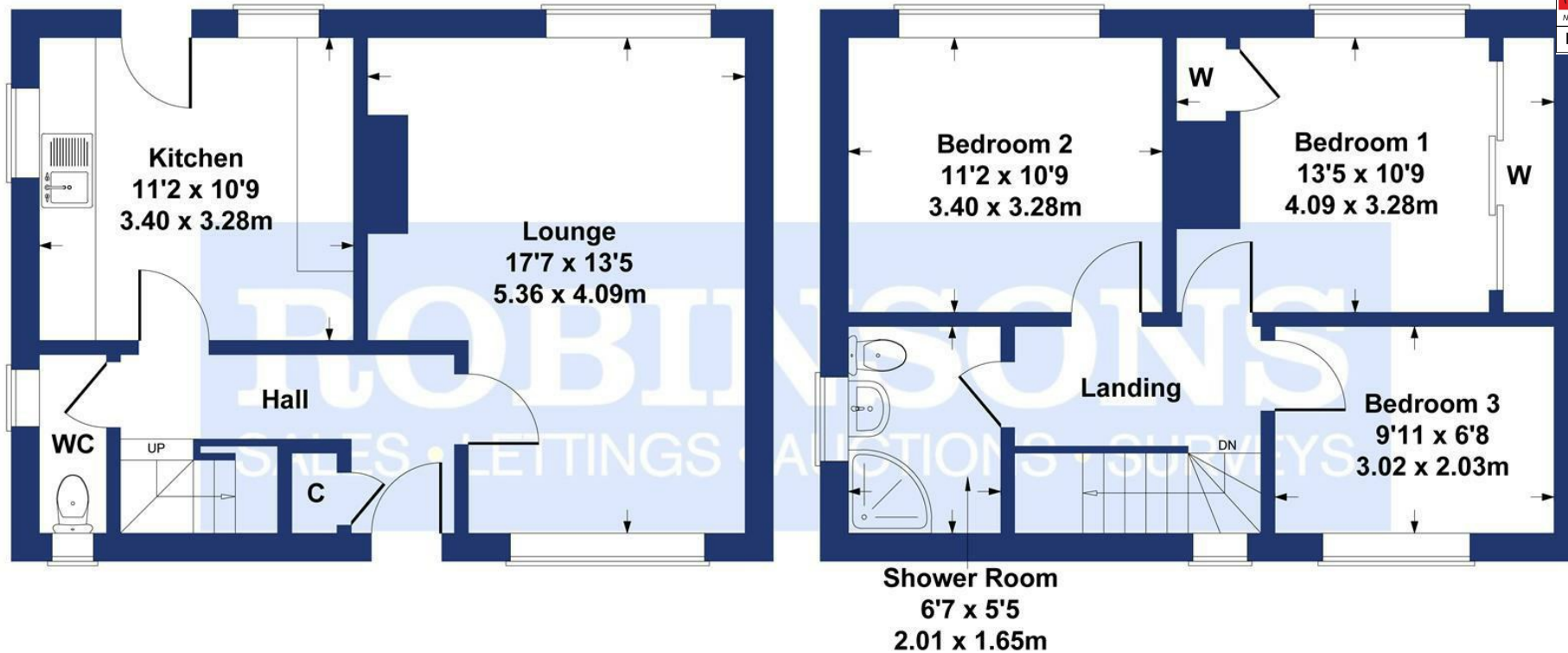
Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or authorities. Robinsons cannot accept liability for any information provided.

The Fallows

Approximate Gross Internal Area
882 sq ft - 82 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(81-81) B		
(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



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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