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The Green Cockfield, DL13 5AF

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Offers Over £400,000

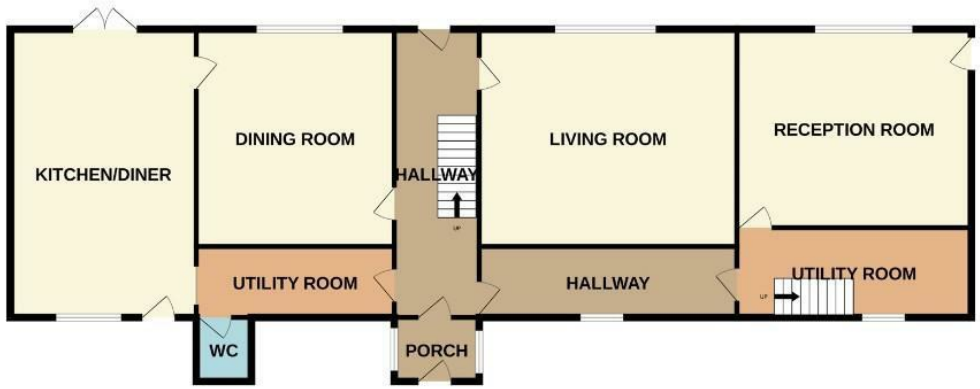
Set within an enviably sized plot is this four bedroomed detached family home located on The Green in the rural village of Cockfield. The layout this property offers the potential to create a self contained annex, perfect for multi-generational living, using the reception room as a fifth bedroom situated on the ground floor. Benefiting from a large enclosed garden to the rear, double garage and gated driveway along with stunning refurbishments made by the current owners. Pleasantly positioned to enjoy the local amenities within the village including a primary school and convenience store whilst neighbouring towns and villages provide access to further facilities including schools, supermarkets, restaurants, high street shops and retail stores. The A688 is nearby leading to the A1(M), there is also a bus service leading to Barnard Castle and Bishop Auckland.

In brief, the property comprises; an entrance hall leading into the living room, kitchen/diner, formal dining room, additional reception room, laundry room, utility room and WC to the ground floor. The first floor consists of the mater bedroom, three further bedrooms, home office, and two bathrooms. Externally, there is a walled, lawned garden to the front elevation featuring lots of well established plants and shrubbery. To the side, there is a detached double garage with up and over doors, along with a gated driveway and an enclosed yard with raised flower bed. To the rear, there is a generously sized and fully enclosed garden, mainly laid to lawn with a gravelled pathway, perimeter borders hosting an array of flowers, plants and shrubs along a small orchard with a number of mature apple trees. Patio space is ideal for outdoor seating and furniture while space is available for an inground trampoline.

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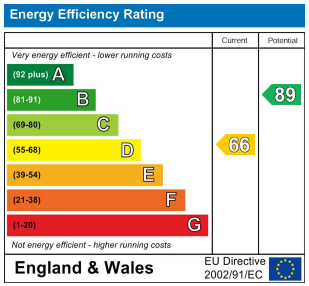
GROUND FLOOR

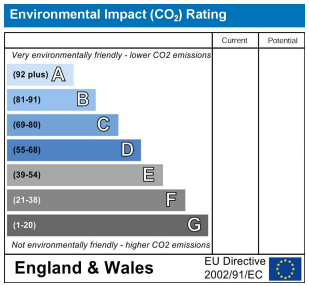


1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Living Room
19'8" x 14'2"
The bright and spacious living room is located to the rear of the oroperty and offers plenty of space for furniture, benefiting from neutral decor, inset multi-fuel stove and large window allowing lots of natural light.

Dining Room
17'3" x 14'4"
The substantially sized formal dining room offers ample space for a dining table, chairs and further furniture, featuring a decorative fire surround, neutral decor, alcove shelving and large window to the rear elevation.

Reception Room
17'8" x 14'1"
A further reception room located to the rear of the property which could also be utilised as a fifth bedroom. Benefiting from multi-fuel stove, neutral decor and large windows offering views over the rear garden.

Kitchen/Dining Room
22'2" x 14'5"
The impressive kitchen is fitted with a range of wall, base and drawer units, contrasting work surfaces, splashbacks and sink/drainer unit along with space for a large free standing cooker, American style fridge freezer and a solid fuel range. The breakfast bar offers additional seating and bifold doors open into the rear garden.

Laundry Room
10'7" x 5'6"
The laundry room is fitted with further cabinetry and sink/drainer unit with space available/plumbing for a washing machine and tumble dryer.

Utility Room
15'4" x 5'5"
The utility room offers additional storage and free standing appliances.

WC
4'9" x 4'3"
Ground floor cloakroom fitted with a WC and wash hand basin.

Master Bedroom
17'0" x 16'0"
Enviably sized master bedroom with ample space for a king-sized bed and further furniture, fitted wardrobes, neutral decor and large window to the rear elevation.

Bedroom Two
17'10" x 14'5"
The second bedroom is another substantial double room with plenty of space for furniture, fitted wardrobes, neutral decor and window to the rear.

Bedroom Three
14'7" x 16'11"
A third large double bedroom with storage cupboard, neutral decor and window to the rear.

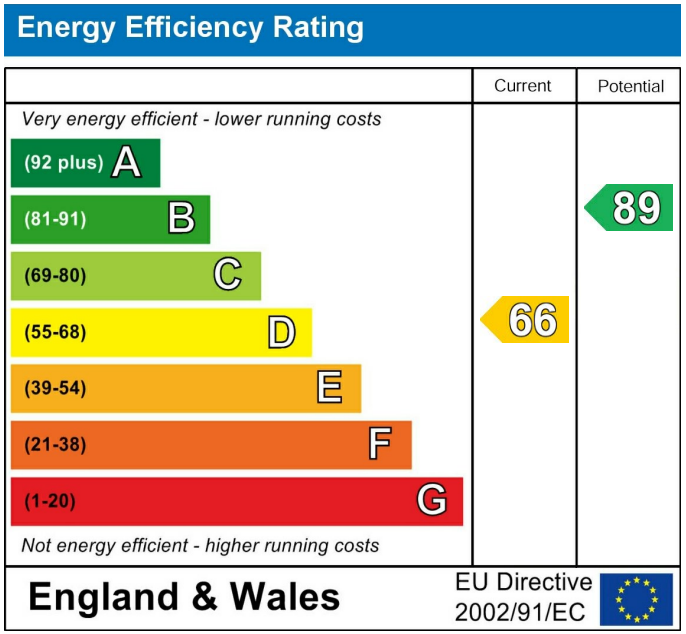
Bedroom Four
9'0" x 8'7"
Bedroom four is again a well proportioned double bedroom with netural decor and window to the rear.

Office
14'5" x 6'2"
The home office is located to the front of the property with exposed beamed ceiling, neutral decor and could also be used as a dressing room or play room.

Bathroom
18'4" x 5'10"
The modern family bathroom is fitted with a free standing, roll-top bath, double corner shower, heated towel rail, WC and wash hand basin set within a vanity unit.

Bathroom
9'10" x 6'2"
A second bathroom currently undergoing renovation.

External
Externally, there is a walled, lawned garden to the front elevation featuring lots of well established plants and shrubbery. To the side, there is a detached double garage with up and over doors, along with a gated driveway and an enclosed yard with raised flower bed. To the rear, there is a generously sized and fully enclosed garden, mainly laid to lawn with a gravelled pathway, perimeter borders hosting an array of flowers, plants and shrubs along a small orchard with a number of mature apple trees. Patio space is ideal for outdoor seating and furniture while space is available for an inground trampoline.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.































