



The Green

Cockfield, Bishop Auckland, DL13 5AF

Fixed Asking Price £190,000



This newly damp proofed property has had a damp course carried out in Sept' 2023 with a 20 year guarantee to the benefit of a new purchaser. This spacious four bedroomed stone built family home is located on The Green in the quiet semi rural village Cockfield. Complete with a loft room, gardens surrounding and detached garage. Pleasantly positioned to enjoy the local amenities within the village including 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.

Fitted with solid fuel central heating, a recent damp proof course and in brief this family home comprises; an entrance hall, living room, dining room, kitchen, cloakroom and conservatory to the ground floor, whilst the first floor accommodates the four bedrooms, bathroom and paddle staircase ascends to the loft room. Externally this property has stone wall perimeters, gardens surrounding as well as the detached garage for storage.



Living Room 12'1" x 11'9" (3.7m x 3.6m)

Spacious main reception room with bay window to the front elevation providing plenty of natural light. Coal fireplace with grate fitted.

Dining Room 12'5" x 12'1" (3.8m x 3.7m)

A good sized second reception room with window to the rear, ample space for a large table with chairs, perfect for growing families. Coal fireplace with grate fitted.

Kitchen 11'9" x 8'6" (3.6m x 2.6m)

Kitchen fitted with a range of Oak wall base and drawer units, complementing worktops, stainless steel sink unit with mixer tap and integrated oven with hob. There is also space available for a fridge freezer, washing machine and there is a large pantry cupboard for additional storage with windows to either side and access leading into the conservatory.

WC

Comprising low level WC and additional storage cupboard nearby.

Conservatory 6'2" x 15'1" (1.9m x 4.6m)

The perfect addition to the side of the property overlooking the garden, fully double glazed windows and patio doors.

Master Bedroom 9'8" x 11'5" (2.96m x 3.5m)

The master bedroom is a generous double size with window to the front elevation.

Bedroom Two 9'10" x 11'11" (3m x 3.65m)

The second bedroom is another good sized double room with window to the rear.

Bedroom Three 5'8" x 8'6" (1.75m x 2.6m)

The third bedroom is a spacious single size with window to the side.

Bedroom Four 5'8" x 8'3" (1.74m x 2.54m)

Located to the side elevation this single bedroom has ample space for bedroom furniture.

Bathroom

Bathroom fitted with a three piece coloured suite comprising; low level WC, wash hand basin and panelled bath.

Loft Room 11'5" x 9'4" (3.5m x 2.86)

A great addition providing plenty of extra space, accessed via paddle steps ascending from the landing. Eaves storage and skylight fitted.

External

This stone built property includes gardens to the front and sides, laid to lawn with well maintained shrubs, hedging and herbaceous borders. Enclosed with a stone built wall and complete with a detached garage providing storage.

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. **THINKING OF SELLING?** 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.

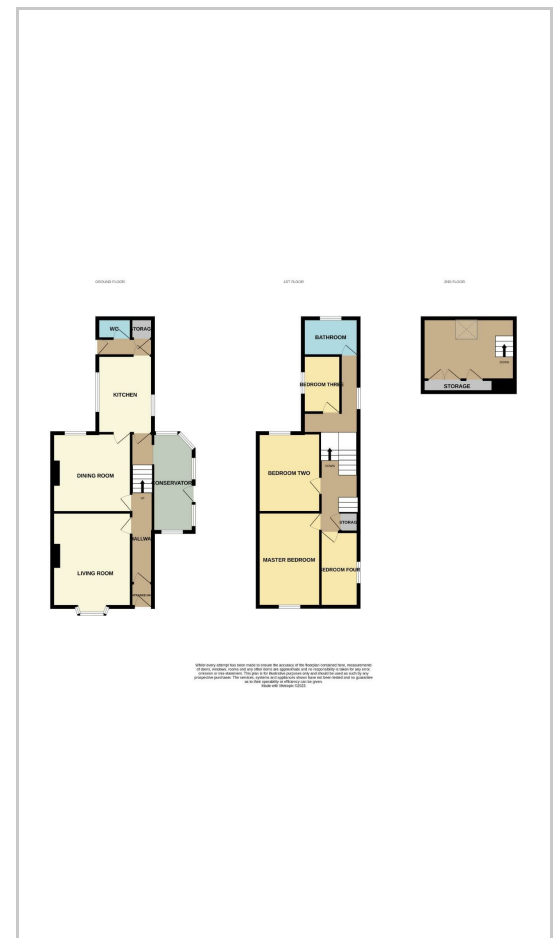
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Area Map



Floor Plans



Energy Efficiency Graph

