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Rest Haven Cockfield, DL13 5EE

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Offers In Excess Of £150,000

Three bedrooomed, semi detached family home located on Rest Haven in Cockfield. Pleasantly positioned within Cockfield, a semi rural village between Bishop Auckland and Barnard Castle. The village has local amenities including a recreation area at the bottom of the street, as well as a doctors surgery, pharmacy, post office, football pitch and primary school. Whilst further facilities are easily reached within the neighbouring towns and villages. There is a bus service through the village in both directions and the A688 is close by leading to the A1(M) both North and South.

In brief the property comprises; an entrance hall leading through into the living room, kitchen and utility room to the ground floor. The first floor contains the master bedroom, two further bedrooms and the family bathroom. Externally the property has a an enclosed, low maintenance garden to the front with gravelled areas, planted borders and gated access to the front, To the side of the property there is a single garage, converted loft providing additional storage accessed via pull down folding ladders and electric roller doors.

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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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| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|-------------------------|--|-----------|
| | | Current | Potential |
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| EU Directive 2002/91/EC | EU Directive 2002/91/EC | | |
| England & Wales | | England & Wales | |

Living Room

19'8" x 10'5"

Bright and spacious living room, providing ample space for furniture, neutral decor and dual aspect windows providing lots of natural light.

Kitchen

11'5" x 8'6"

The kitchen contains a range of wood effect wall, base and drawer units, complementing work surfaces, tiled splash backs and sink/drainer unit. Benefiting from an integrated oven, hob, overhead extractor and microwave. Space is available for free standing appliances along with a kitchen table and chairs.

Utility Room

8'2" x 7'10"

The utility room provides additional storage along with space for further freestanding appliances.

Master Bedroom

11'9" x 11'1"

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

Bedroom Two

16'8" x 8'2"

The second bedroom is another large double bedroom with dual aspect windows.

Bedroom Three

8'6" x 8'6"

The third bedroom is a single room with window to the rear elevation.

Shower Room

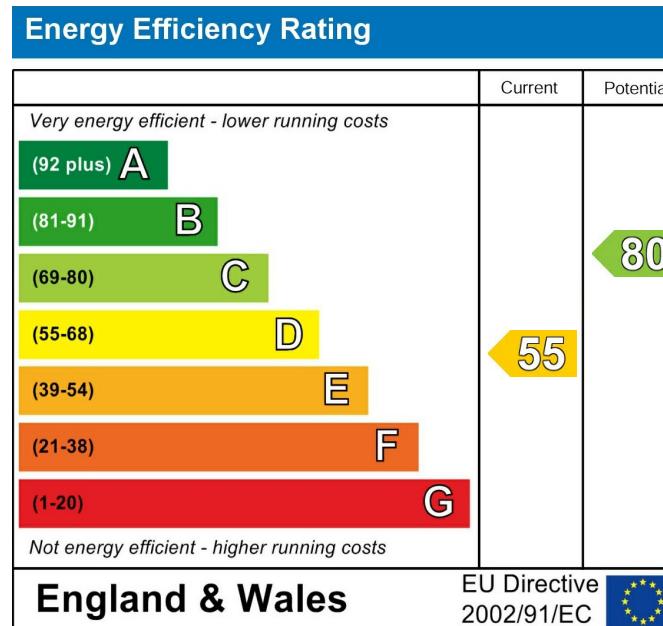
6'2" x 5'6"

The bathroom contains a shower cubicle, WC and wash hand basin.

External

Externally the property has a an enclosed, low

maintenance garden to the front with gravelled areas, planted borders and gated access to the front, To the side of the property there is a single garage, converted loft providing additional storage accessed via pull down folding ladders and electric roller doors.



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.

