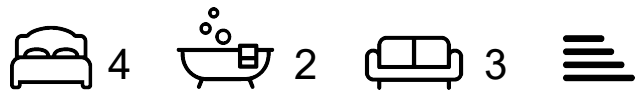




Meadowcroft

Cockfield, Bishop Auckland, DL13 5HN

Price £340,000



Four bedroomed detached family home and building plot located in a quiet residential cul de sac within the village. This spacious property is complete with driveway, garage and countryside views over the surrounding fields. Providing access to a good range of local amenities such as schools and shops, the property is only a few miles from Barnard Castle, Staindrop or Bishop Auckland town centre, a market town offering a further range of facilities including shops, schools, healthcare and additional recreational facilities in addition to outstanding transport links.

In brief the property comprises; an entrance hall leading into the living room, dining room, conservatory, kitchen, utility room and cloakroom to the ground floor. The first floor contains the master bedroom, ensuite, three further good size bedrooms and family bathroom. Externally the property has a lawned garden to the front along with a driveway leading to the single garage, whilst to the rear there is a good size enclosed lawned garden and patio area ideal for outdoor furniture. To the side of the property there is a building plot with lapsed planning permission, providing the potential for development.



Living Room 16'4" x 10'9" (5.0m x 3.3m)

Spacious and bright living room located to the front of the property, providing ample space for furniture, gas fire with feature surround, and window to the front elevation.

Dining Room 11'5" x 11'1" (3.5m x 3.38m)

The second reception room is another good size with space for a dining table and chairs, further furniture and sliding doors leading into the conservatory.

Conservatory 11'7" x 8'10" (3.55m x 2.7m)

The conservatory is a great addition to the property, providing a further seating area overlooking the garden with French doors leading out onto the patio area.

Kitchen 12'3" x 10'5" (3.74m x 3.2m)

The kitchen contains a range of wood wall, base and drawer units, complementing work surfaces, tiled splash backs and sink/drainers unit. Space is available for kitchen appliances and a kitchen table and chairs.

Utility Room 7'10" x 5'1" (2.4m x 1.57m)

The utility room provides further storage space along with sink/drainers and space for a washing machine.

Cloakroom

Cloakroom fitted with a WC and wash hand basin.

Master Bedroom 14'5" x 11'1" (4.4m x 3.4m)

The master bedroom provides space for a king sized bed, benefits from built in wardrobes and large window to the front elevation.

Ensuite 8'10" x 4'3" (2.7m x 1.3m)

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

Bedroom Two 13'5" x 10'2" (4.1m x 3.1m)

The second bedroom is another spacious double bedroom with built in wardrobes and window to the rear elevation.

Bedroom Three 14'3" x 9'1" (4.35m x 2.78m)

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

Bedroom Four 11'1" x 6'10" (3.4m x 2.1m)

The fourth bedroom is a large single room with window to the front elevation.

Bathroom 11'3" x 8'10" (3.44m x 2.7m)

The family bathroom contains a walk in shower, WC and wash hand basin. Opaque window to the rear elevation.

External

To the front of the property there is a lawned garden, along with driveway leading to the integrated garage providing off street parking, To the rear of the property there is a large lawned garden with established borders and patio area ideal for outdoor furniture.

Potential Development

To the side of the property there is a building plot with lapsed planning permission, providing potential development opportunities or use as a larger garden.

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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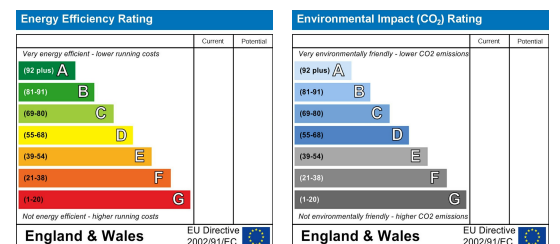
Area Map



Floor Plans



Energy Efficiency Graph



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