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15 (House) Meadowcroft, Cockfield, Bishop Auckland,  
County Durham, DL13 5HN

# 15 (House) Meadowcroft, Cockfield, Bishop Auckland, County Durham, DL13 5HN

Price £240,000

Four bedroomed detached family home 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. 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.

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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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

### Living Room

16'4" x 10'9"

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"

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"

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"

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

### Utility Room

7'10" x 5'1"

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

### Cloakroom

Cloakroom fitted with a WC and wash hand basin.

### Master Bedroom

14'5" x 11'1"

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"

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

### Bedroom Two

13'5" x 10'2"

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"

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

### Bedroom Four

11'1" x 6'10"

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


### Bathroom

11'3" x 8'10"

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.

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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.



