



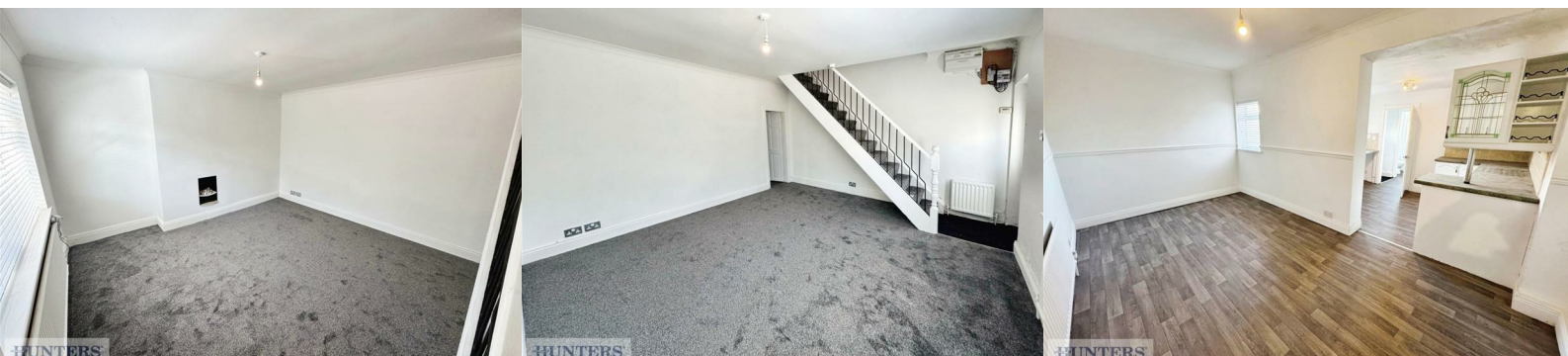
Cotsford Park Estate

Horden, SR8 4TA

£595 Per Month



NEW TO LET... Cotsford Park Estate in Horden. This delightful three bedroom mid-terrace house is a perfect blend of classic elegance and modern comfort. Step inside to discover two inviting reception rooms, ideal for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms, there's plenty of space for the whole family to unwind and make lasting memories. The property boasts a well-appointed bathroom, ensuring convenience for all residents. Spanning 1,098 sq ft, this home offers a comfortable living space for you to enjoy. Built in 1935 and recently refurbished, this house seamlessly combines timeless character with contemporary style. The refurbishment means you can move in straight away without the hassle of renovations, making it the perfect choice for those seeking a beautiful family home.



Lounge 16'11" x 13'11" (5.16m x 4.25m)

Situated at the front of the property the lounge incorporates a double glazed window complimented with feature laminated flooring and a delightful fireplace inset with an electric fire. Accompaniments include a radiator and a further door leading to the dining kitchen.

Dining Room 16'11" x 9'0" (5.16m x 2.76m)

The dining room located open plan from the kitchen features laminate flooring and a double glazed window to the rear.

Kitchen 11'11" x 9'4" (3.65m x 2.87m)

Nestled towards the rear of the home the dining kitchen offers a wealth of wall and floor cabinets with contrasting laminated work surfaces integrating a stainless steel sink and drainer unit complete with mixer tap fittings set below a double glazed window overlooking the rear west facing gardens. Additional attributes include a cooker point, plumbing for an automatic washing machine, a radiator and both a double glazed window and an exterior double glazed door leading into the rear gardens.

Family Bathroom

Set to the rear of the home, this bathroom features a panelled bath with shower, mixer taps and a hand wash basin and radiator.

Ground Floor W/C

The separate ground floor w/c features a low level w/c and a double glazed window to the rear.

Landing

Situated at the top of the stairwell from the entrance hall, the landing features a convenient loft access and three doors opening into the two bedrooms.

Master Bedroom 13'3" x 11'11" (4.04m x 3.65m)

Located at the front of the home the room includes a double glazed window, a radiator and a storage cupboard.

Second Bedroom 11'3" x 8'9" (3.45m x 2.67m)

The second well appointed bedroom features a double glazed window providing elevated views across the rear gardens and adjoining area of parkland and a radiator.

Third Bedroom 8'4" x 7'10" (2.56m x 2.40m)

The third well appointed bedroom features a double glazed window and a radiator.

Outside Space

To the front is a small yard and to the rear is enclosed gardens.

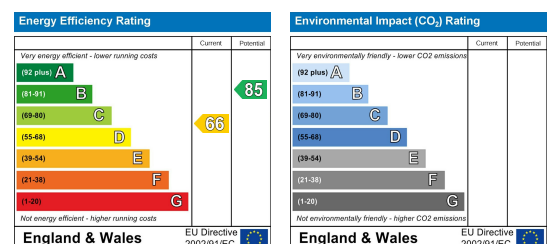
Area Map



Floor Plans



Energy Efficiency Graph



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.