





Nestled in the tranquil cul-de-sac of Westerhope Court, Cockerton village, this impressive semi-detached house offers a perfect blend of modern living and comfort. The property boasts a stunning open-plan refitted kitchen/dining area, ideal for both entertaining guests and enjoying family meals. The well-appointed living room features elegant French doors that open up to a private rear garden, creating a seamless connection between indoor and outdoor spaces.

Upstairs, the landing provides access to three generously sized double bedrooms, ensuring ample space for relaxation and rest. The master bedroom benefits from an en-suite bathroom, while a well-designed family bathroom serves the other two bedrooms, making this home practical for families or those who enjoy hosting visitors.

Additional features include a driveway and garage, providing convenient off-street parking and extra storage. The location offers easy access to local shops and schools, making it an ideal choice for families

This modern home is sure to impress upon internal viewing, showcasing its thoughtful design and inviting atmosphere. Whether you are looking to settle down or invest, this property presents a wonderful opportunity in a desirable area.







- EXTENDED IMPRESSIVE PROPERTY
- CUL-DE-SAC
- STUNNING OPEN PLAN KITCHEN/DINER
- THREE DOUBLE BEDROOMS
- MATURE, ESTABLISHED GARDENS

- LOCATED WITHIN THIS HIGHLY REGARDED LOCATION
- STYLISH READY TO MOVE INTO
- LARGE LIVING ROOM
- DRIVE & GARAGE
- WELL PLACED FOR EASY ACCESS TO THE A1M MOTORWAY

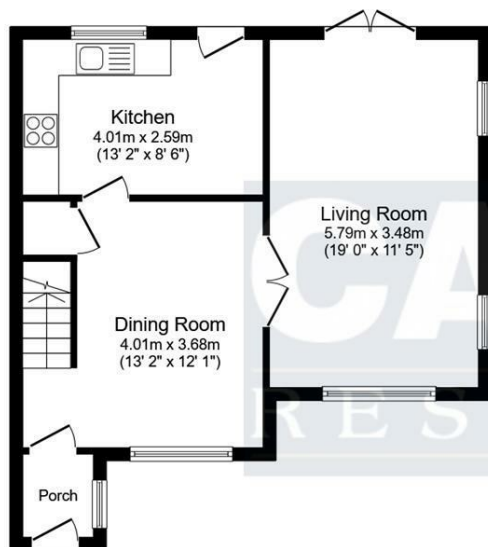
#### GENERAL INFORMATION

Tenure: Freehold

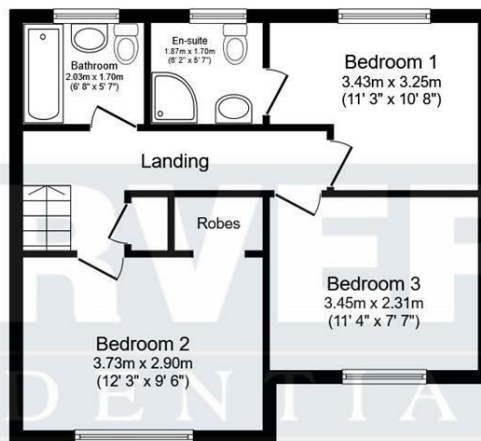
Services: gas central heating, mains electric, water and drainage.

Double glazing

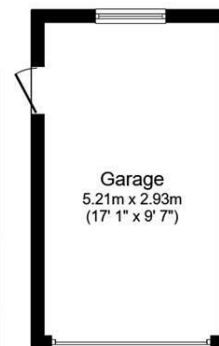
Local Authority: Darlington Borough Council (Tax Banding B)



**Ground Floor**  
Floor area 49.6 sq.m. (534 sq.ft.)



**First Floor**  
Floor area 47.9 sq.m. (515 sq.ft.)



**Garage**  
Floor area 15.3 sq.m. (164 sq.ft.)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		84
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Total floor area: 112.8 sq.m. (1,214 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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MAB 6202



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14 Duke Street, Darlington  
Co Durham, DL3 7AA  
01325 357807  
[sales@carvergroup.co.uk](mailto:sales@carvergroup.co.uk)

63 Dalton Way, Newton Aycliffe  
Co Durham DL5 4NB  
01325 320676  
[aycliffe@carvergroup.co.uk](mailto:aycliffe@carvergroup.co.uk)

41 Market Place, Richmond  
North Yorkshire, DL10 4QL  
01748 825317  
[richmond@carvergroup.co.uk](mailto:richmond@carvergroup.co.uk)

219 High Street, Northallerton  
North Yorkshire DL7 8LW  
01609 777710  
[northallerton@carvergroup.co.uk](mailto:northallerton@carvergroup.co.uk)

[www.carvergroup.co.uk](http://www.carvergroup.co.uk)