



**ADDISONS**  
PROPERTY • RURAL • VALUATION

# Fitzhugh Court

Cotherstone



EPC Rating: B



Guide Price

**£440,000**

Call for an Appointment

**01833 638094**

# ABOUT THE PROPERTY

A wonderful opportunity to purchase this beautifully appointed four bedroom family home, finished in local stone within the popular dales village of Cotherstone. The property was recently constructed and benefits from quality fittings throughout and the remainder of the builders warranty.

Situated in the vibrant village of Cotherstone with all its amenities which includes two pubs and a primary school. The village lies approximately four miles from the popular market town of Barnard Castle and is conveniently located for access to the A66, Darlington and the Dales.

## ACCOMMODATION

### GROUND FLOOR

Entrance Hallway, Cloakroom, Living Room , Dining Room, Kitchen/Diner and Utility Room.

### FIRST FLOOR

Landing, Master Bedroom with En Suite, Shower Room, Three Additional Double Bedrooms and Family Bathroom.

### EXTERNALLY

To the front of the property there is a generous block paved driveway providing off street parking for a number of vehicles and in turn leads to a single garage. An open plan lawned garden with planted border and pathway leading to the front entrance door.

An enclosed rear garden predominantly laid to lawn with planted borders, paved patio and garden shed. Access gate to the rear lane.

### COUNCIL TAX

Band E

### SERVICES

Mains Electricity, Mains Gas, Mains Water and Sewerage.

### TENURE

Freehold

### VIEWING

Strictly by appointment through the selling agents Addisons Chartered Surveyors Tel: 01833 638094 opt 1.

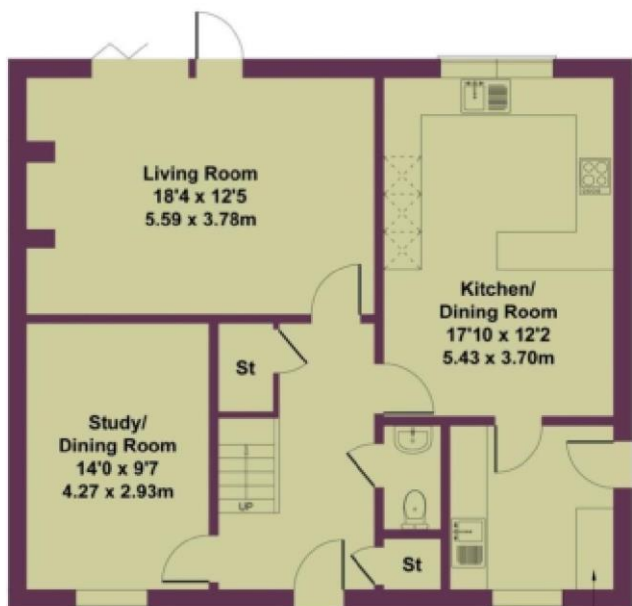
### BROCHURE

Details and photographs taken August 2023.

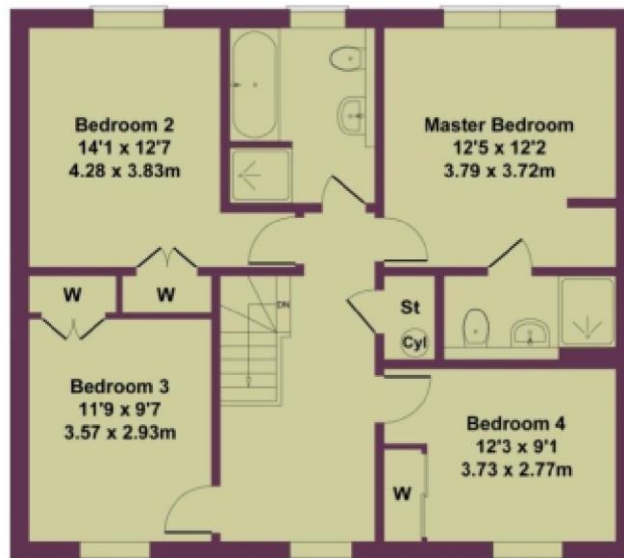
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# Floor Plan



**GROUND FLOOR**



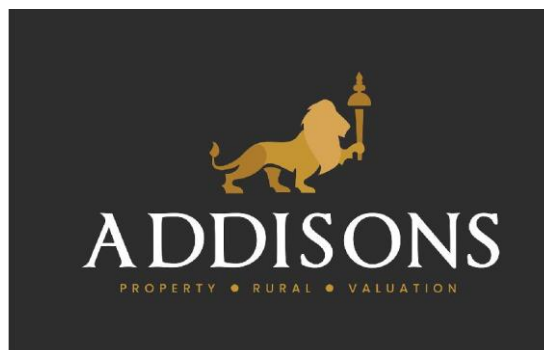
**FIRST FLOOR**

**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2020

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
92-100	<b>A</b>		<b>93</b>
81-91	<b>B</b>	<b>85</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>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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