

Clematis Cottage, Cottagers Lane, Manfield.



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Offers in the region of £495,000

In a quiet location, close to the centre of this highly regarded and very popular village, 'Clematis Cottage' is a beautifully presented property that combines a period property with contemporary styling and having the benefit of a large garden. To the ground floor there is a large dining room, a generous living room, a cloakroom and an open plan kitchen with family room. The first floor features a master suite, three further bedrooms and a bathroom. Externally there is driveway parking, a double garage and a large rear garden. An early inspection is strongly advised to fully appreciate the quality of the property.



Dining Room:

A generous dining room, full of character and providing ample space for family dining. There is a stone flagged floor, a feature tiled wall and staircase, two radiators, a storage cupboard and two upvc double glazed windows to the front and side of the property. A pair of doors open into the living room.

Living Room:

With ample space for relaxing as a family, the large living room has a lovely aspect with a pair of upvc double glazed

doors opening out to the garden. There is a radiator and a wall mounted TV point.

Open Plan Kitchen and Living Area:

A fantastic open space having a kitchen and a relaxed seating area.

The **Kitchen** is fitted with a range of quality, contemporary styled wall and base units with complimenting countertops and soft close fittings. Integrated into the units are a dishwasher and a washing machine.

There is a range cooker with an extractor over, space for an American style fridge freezer, a upvc double glazed window overlooking the garden and a upvc double glazed door to the rear of the property.

The **Seating Area** is set around a fireplace with a log burning stove. There is a upvc double glazed window to the front of the property.

Cloakroom:

Fitted with a WC and a wash hand basin.

First Floor Landing:

The galleried landing is approached via the staircase with a feature tiled wall. There is a useful storage cupboard with loft access.

Master Suite:

The most impressive master suite comprises a large double bedroom, a dressing room and an ensuite bathroom.

The **Bedroom** has a range of freestanding wardrobes, a radiator and a upvc double glazed window overlooking the rear garden.

The **Dressing Room** has a radiator and a Velux roof window.

The large **Ensuite** features an oval bath, a WC, a large shower enclosure and a wash hand basin set on a vanity unit with drawers.

Bedroom 2:

A double bedroom with exposed beams, a radiator and a upvc double glazed window to the front of the property.



Bedroom 3:

A double bedroom with exposed beams, a radiator and a upvc double glazed window overlooking the garden.

Bedroom 4:

With a radiator and upvc double glazed windows to the front and side of the property.

Bathroom:

Fitted with a white suite that comprises a bath with a shower attachment, a WC, a wash hand basin and a large shower enclosure. There is a heated towel rail and a upvc double glazed window.

External

The property sits back from the road behind a low wall and a gravelled driveway providing off street parking.

The **Double Garage** has an electric door, power, light, a water tap and a door to the garden.

The large rear garden is bordered by mature trees and is mainly lawned with well stocked planting. There is a seating patio, childrens climbing frames and a chicken coop.

Additional Information

The postcode is DL2 2RN and the Council Tax Band is D.

The Worcester gas fired boiler is located in the garage.

The property is Freehold.



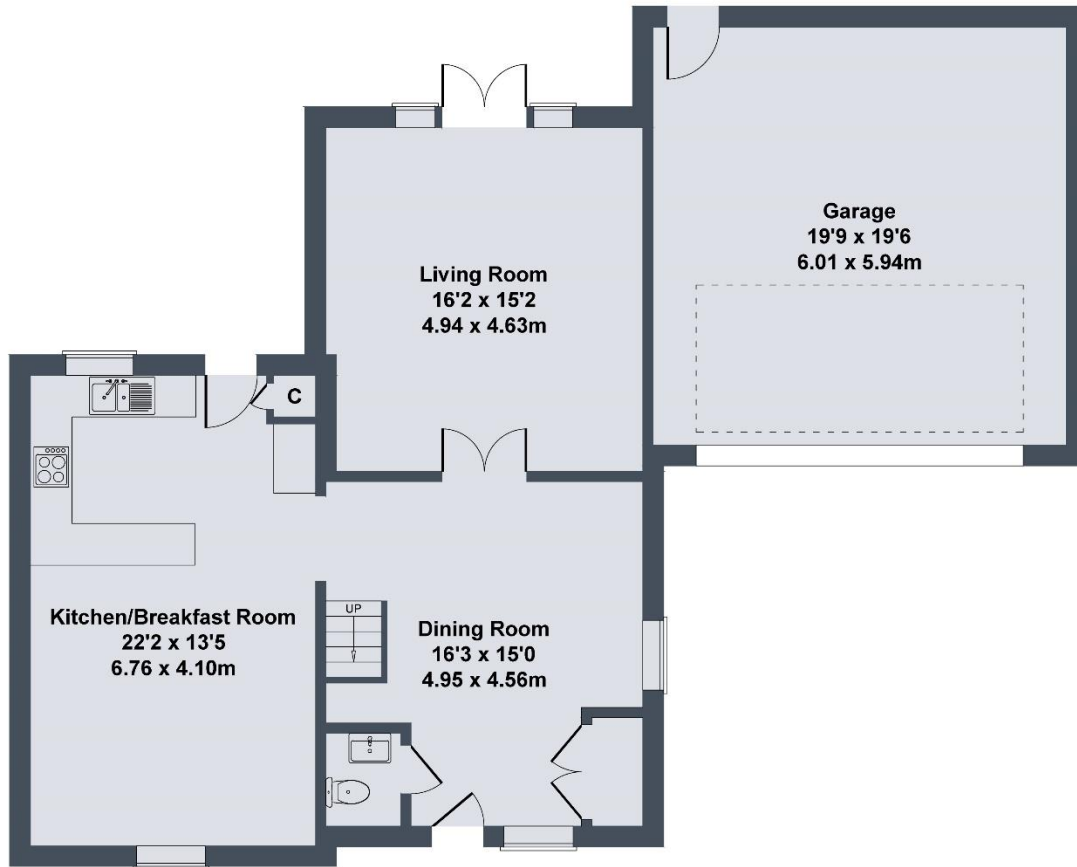


Manfield

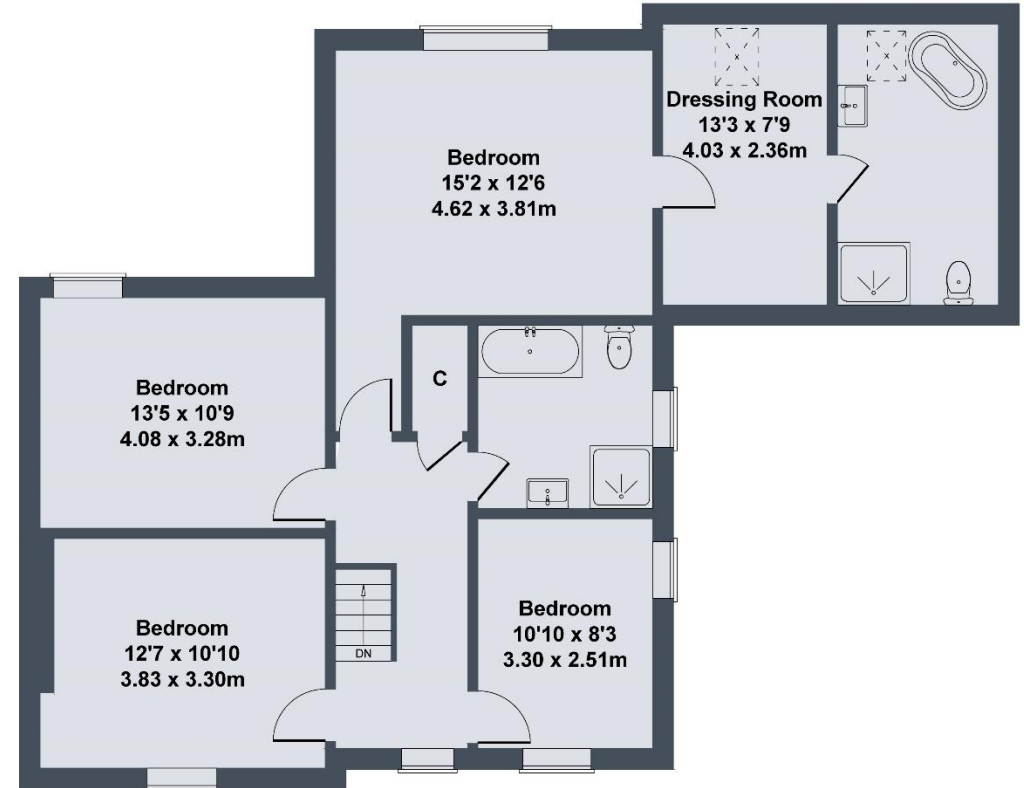
Manfield is a highly regarded village conveniently positioned between the historic market towns of Richmond and Darlington. Close to the Scotch Corner junction of the A1(M) and the A66, it is perfectly positioned for access to the motorway network where Newcastle, Teesside, Leeds and The Lake District are all easily accessed. The east coast mainline train station at Darlington is a 15 minute drive away and the airports of Newcastle, Leeds Bradford and Durham Tees Valley are all within an hours drive.



Clematis Cottage, Cottagers Lane, Manfield, DL2 2RN



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. 2024

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