

3 Blacksmith Court, North Cowton, DL7 0EL



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. 2023

**3 BLACKSMITH COURT
NORTH COWTON**



A substantial, detached family property offering generous four-bedroom accommodation with two reception rooms and large garage, enjoying a private setting in good-size lawned gardens within this attractive village, close to good local amenities and easy access to main market towns.

Sensibly priced, viewing is strongly recommended.

HALL – LIVING ROOM – DINING ROOM – KITCHEN – WC/CLOAKS – 4 BEDROOMS – EN-SUITE SHOWER ROOM/WC – BATHROOM/WC – GARAGE/UTILITY - GARDENS

NIGHT STORAGE HEATING

DOUBLE GLAZING

OFFERS OVER £335,000

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The accommodation extends to.....

HALL:

With panelled entrance door, staircase to the first floor and understairs cupboard.

LIVING ROOM:

(10'11" min. x 18'9") A spacious living room enjoying good natural light with windows to the front and side.



DINING ROOM:

(8'11" x 10'10") Providing a formal dining area with French doors to the rear gardens.



KITCHEN:

(8'8" x 10' max.) Fitted with range of modern units in beech finish with worksurfaces, sink unit, tiled surrounds, built-in oven, hob, extractor and fridge.



WC/CLOAKS:

Having WC and wash-hand basin.

LANDING:

An open landing area with overstairs airing cupboard.

BEDROOM 1:

(10'4" x 10'8" max.) With corner windows to the front, built-in wardrobe and....



EN-SUITE SHOWER ROOM/WC:

Having shower cubicle, wash-hand basin, WC and tiled surrounds.

BEDROOM 2:

(8'1" x 11'2") Again to the front of the property.



BEDROOM 3:

(9'4" x 7'5") A further bedroom overlooking the rear gardens.

BEDROOM 4:

(8'3" x 8'5") With built-in cupboard and again overlooking the rear gardens.

BATHROOM/WC:

(6'6" x 6'3" max.) Having panelled bath, wash-hand basin, WC and tiled surrounds.

GARAGE/UTILITY:

(18'7" x 12'7" max.) A substantial single garage with utility area, fitted with sink unit, power points and personal door to the rear.

GARDENS:

Lawned garden to the front with driveway and additional hardstanding.

Private lawned gardens stretch to the rear of the property with **flagged terraces** and pathways, rockery and planter areas, external lamp and passageway to the front.



NOTE:

The loft is boarded out and has a built-in loft ladder.

The property also has the benefit of an external power point.

Council Tax Band: E

Tenure: Freehold

