



Garmondsway Court, West Cornforth, DL17 9HE
5 Bed - House - Detached
Offers Over £345,000

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Garmondsway Court

West Cornforth, DL17 9HE

An absolute credit to its current owners; it is with pleasure that we present to the market this sensational, self-build executive detached family residence with five bedrooms & three bathrooms positioned beautifully with open countryside views to rear on Garmondsway Court, within the highly sought after location of West Cornforth. This tastefully decorated property has been a loving family home since its original construction in 2007 & is the ideal purchase for clients seeking internal space. Flooded with natural light throughout, the property enjoys a lovely sized, South-facing garden to the rear, has easy access to all of the immediate amenities offered in & around the area, is within excellent commuting distance to all major road links leading to Durham City, Darlington & Teesside & benefits further from gas central heating & double glazing throughout. In brief, this superb home comprises: Welcoming entrance vestibule through to hallway with stairs to the first floor, ground floor study (which could be used as a sixth bedroom if necessary), useful ground floor cloaks/wc, a stunning 12ft (approx) lounge with window to rear elevation, separate dining room with access to a beautiful garden room & kitchen with a range of fitted wall & base units. The first floor landing boasts four bedrooms (one of which hosts an en-suite shower room) & family bathroom. The second floor provides access to the 24ft (approx) fitted master bedroom which has its own en-suite bathroom & balcony which overlooks the neighbouring countryside. Externally, this impeccable residence enjoys an enclosed South-facing rear garden which is largely laid to lawn with pond & hot tub area whilst to the front, there is an excellent sized driveway providing ample vehicle parking & further access to a larger than average double garage. We strongly encourage thorough internal viewing to fully appreciate everything offered in this exquisite home for sale.

FREEHOLD

EPC Rating: TBC

Council Tax Band: E













ENTRANCE VESTIBULE

ENTRANCE HALLWAY

GROUND FLOOR STUDY / BEDROOM SIX

16'1 x 8'5 (4.90m x 2.57m)

GROUND FLOOR CLOAKS / WC

DINING ROOM

12'8 x 12'0 (3.86m x 3.66m)

KITCHEN

13'10 x 7'11 (4.22m x 2.41m)

LOUNGE

12'8 x 12'0 (3.86m x 3.66m)

GARDEN ROOM

12'9 x 10'3 (3.89m x 3.12m)

FIRST FLOOR LANDING

BEDROOM TWO

13'4 x 12'4 (4.06m x 3.76m)

EN-SUITE SHOWER ROOM

7'9 x 4'11 (2.36m x 1.50m)

BEDROOM THREE

18'5 x 9'0 (5.61m x 2.74m)

BEDROOM FOUR

9'0 x 8'4 (2.74m x 2.54m)

FAMILY BATHROOM

7'4 x 6'9 (2.24m x 2.06m)

SECOND FLOOR

MASTER BEDROOM

24'0 x 16'2 (7.32m x 4.93m)

EN-SUITE BATHROOM

9'4 x 8'11 (2.84m x 2.72m)

BALCONY

EXTERNALLY

DOUBLE GARAGE

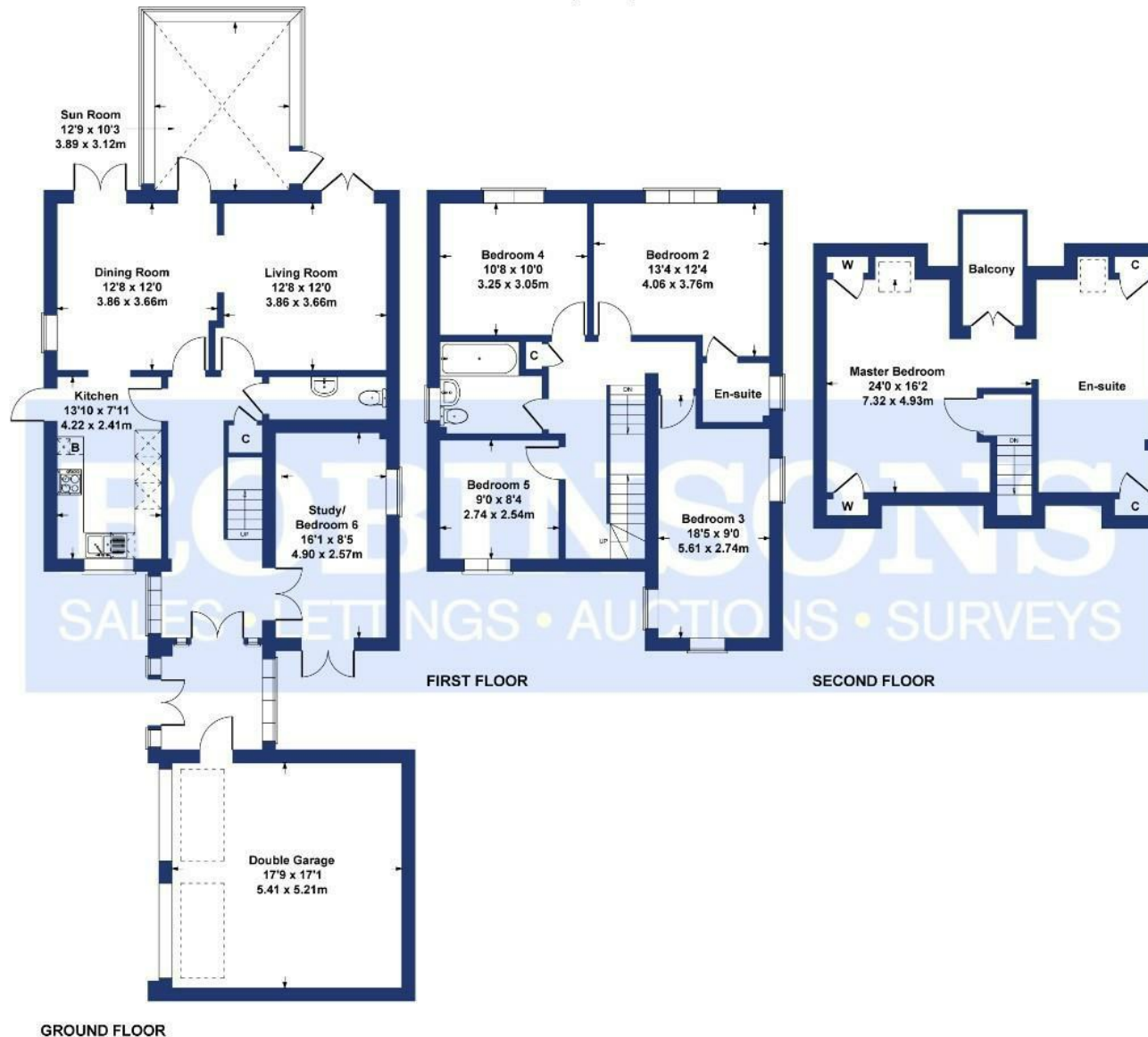
17'9 x 17'1 (5.41m x 5.21m)





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Approximate Gross Internal Area
2427 sq ft - 225 sq m



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

