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ESTATE AGENTS
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53 The Green, Brafferton, Darlington, DL1 3LA
Offers In Excess Of £185,000



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Charming Two-Bedroom End Cottage in Brafferton, North Yorkshire

Located in the village of Brafferton, this delightful two-bedroom end cottage offers an idyllic retreat with stunning countryside views. Overflowing with charm and character, this property seamlessly blends traditional features with modern comforts, creating an inviting and cozy atmosphere perfect for a peaceful rural lifestyle.

Key Features:

Picturesque Location: Enjoy the tranquility of village life in Brafferton, surrounded by the breathtaking North Yorkshire countryside. The cottage boasts unobstructed views, allowing you to savor the beauty of nature from the comfort of your home. As well as access local walks.

Character and Charm: This end cottage exudes charm with its quaint stone exterior, original wooden beams, and tastefully designed interior.

Spacious Living Areas: The cottage features a cozy living room with a traditional fireplace, perfect for relaxing evenings. The well-appointed kitchen offers ample space for dining and entertaining, complete with modern appliances while retaining its rustic appeal.

Two Inviting Bedrooms: Upstairs, you'll find two generously sized bedrooms, each offering a peaceful sanctuary with plenty of natural light and stunning views of the surrounding countryside.

Modern Bathroom: The stylish recently refitted bathroom combines modern fixtures with a classic design, providing a luxurious space to unwind and refresh.

Detached Garage: A rare find in village properties, the single detached garage offers secure parking and additional storage space.

LOUNGE

The Lounge is situated to the front of the property, with staircase to the first floor, wood flooring throughout and log burning stove with solid wood mantle as the center point of the room.

KITCHEN

Fitted with a range of white wall floor and drawer units with contrasting work surfaces, plumbing for automatic washing machine, oven, hob and extractor, there is also space for a fridge freezer. The kitchen flows into the Dining Area.

DINING ROOM

Spacious dining area to accommodate a large dining table, with double french doors leading out to the rear garden.

FIRST FLOOR

BEDROOM ONE

The master bedroom is generous in size and has views over the village, there is a cast iron fireplaces and plenty of room for bedroom furniture.

BEDROOM TWO

The second bedroom is situated to the rear of the property and is generous in size,



BATHROOM

Recently re-fitted by the current owners with high quality suite comprising of bath with overhead shower, handbasin with vanity unit as well as low level wc.

ATTIC SPACE

Accessed via a staircase from the first floor landing, the attic space is a fantastic additional room, currently used as an office but could suit a variety of uses.

EXTERNALLY

Externally the property sits on the end of a row of Cottages, and benefits from a separate driveway leading to the detached garage. To the rear there is an enclosed yard and log store. The yard has a stunning aspect of the open countryside.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

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