



**Cockerton Green**

Darlington DL3 9EG

**£299,000**

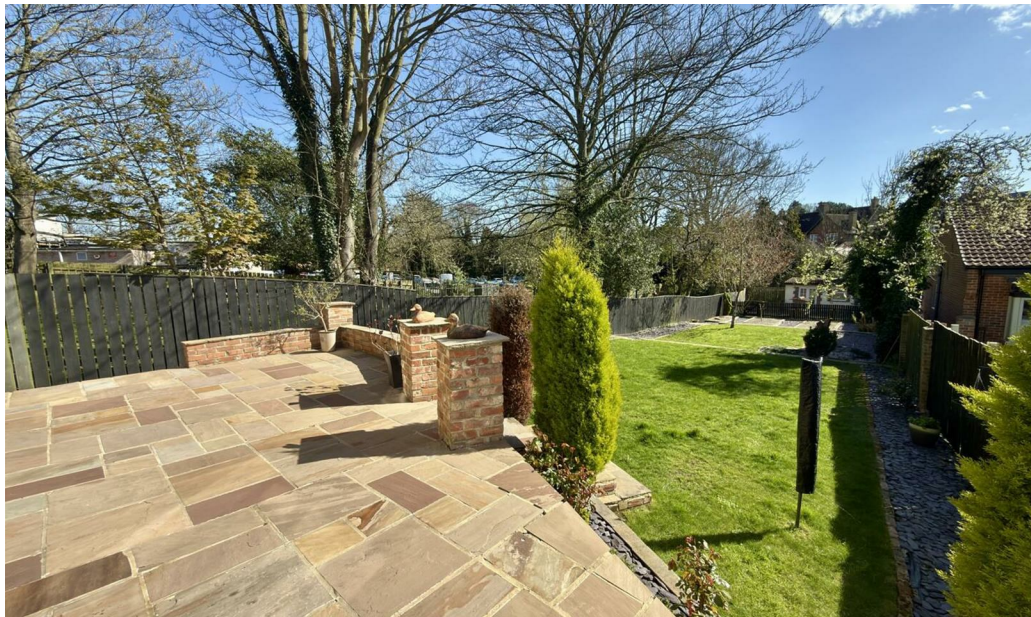




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# Cockerton Green

## Darlington DL3 9EG



- 3 spacious reception rooms
- Stunning Landscaped Grounds To Front
- Easy access to transport links

- 3 cosy bedrooms
- Located in Cockerton Green
- Ideal for families

- 1 modern bathroom
- Close to local amenities
- Viewing highly recommended

Nestled in the charming area of Cockerton Green, Darlington, this delightful house offers a perfect blend of comfort and style. With three spacious reception rooms, this property provides ample space for both relaxation and entertaining. The well-proportioned living areas are ideal for family gatherings or quiet evenings at home.

The house features three inviting bedrooms, each designed to create a peaceful retreat. Whether you are looking for a cosy space to unwind or a room for guests, these bedrooms cater to all your needs. The single bathroom is conveniently located, ensuring ease of access for all residents.

The property is situated in a desirable location, known for its friendly community and convenient amenities. Residents can enjoy nearby parks, shops, and schools, making it an excellent choice for families and professionals alike. On street parking.

This house in Cockerton Green is not just a place to live; it is a home where memories can be made. With its generous living space and welcoming atmosphere, it presents a wonderful opportunity for those seeking a new abode in Darlington. Do not miss the chance to make this charming property your own.

### Kitchen/Breakfast Room

19'9" x 14'10" (6.03 x 4.54)

This charming kitchen/breakfast room is welcoming and practical, featuring cream cabinetry and warming wooden countertops. A central island offers extra preparation space and seating for casual dining. The room benefits from natural light and is thoughtfully designed with tiled flooring, arranged in a way that maximises usability and comfort.

### Dining Room

16'8" x 11'1" (5.08m x 3.38m)

The dining room is a bright and spacious area that comfortably accommodates a round dining table. The large window lets in plenty of daylight, and the light wood-effect flooring complements the neutral walls, creating a cosy yet contemporary atmosphere.

### Living Room

16'7" x 15'7" (5.05m x 4.76m)

This living room offers a relaxed space to unwind. Ample space for Two sofas to frame the room, creating a welcoming seating area, while a large window provides natural light and views out to the garden. The neutral tones and traditional touches give it a timeless feel.

### Bedroom 1

16'1" x 10'0" (4.90m x 3.05m)

A peaceful bedroom softened by neutral carpet and walls. The room includes a large window allowing natural light to fill the space and classic furnishings making for a restful retreat.

### Bedroom 2

12'0" x 10'0" (3.66m x 3.05m)

This bedroom is filled with natural light and neutrally decorated. The window overlooks the garden area, enhancing the airy feel of the room.

### Bedroom 3

12'0" x 10'0" (3.66m x 3.05m)

A welcoming and well-appointed third bedroom having a window that ensures the room is bright and airy this a versatile space for sleeping or relaxing.

### Study

15'7" x 6'7" (4.75m x 2.00m)

This inviting study is a compact and stylish nook, with a large window that provides a view of the garden and plenty of daylight. The room features wooden flooring and is furnished with a desk and chair, ideal for working from home or quiet reading.

### Bathroom

10'0" x 5'11" (3.05m x 1.80m)

The bathroom is comfortably fitted with neutral tiling and includes a bath, a separate shower cubicle, a pedestal sink, and a heated towel rail. A window lets in natural light, enhancing the bright and clean atmosphere of the space.

### Rear Garden

The rear garden is a generous outdoor space, beautifully maintained with a large lawn bordered by mature trees and shrubs. There is a spacious patio area paved with natural stone, perfect for outdoor dining or relaxing. A pathway leads around the garden, which is enclosed for privacy, offering a peaceful and private setting to enjoy the outdoors.

The home stands on a prime plot. The garden located to the front of the home is well established, having been landscaped by the current owners. It is mainly laid to lawn across different levels, with borders, shrubbery, a walled patio area with feature stone, and a variety of trees and plants, leading down to a hardstanding area that opens up to a workshop shed. On street parking.

### Tenure

Freehold

### Property Details

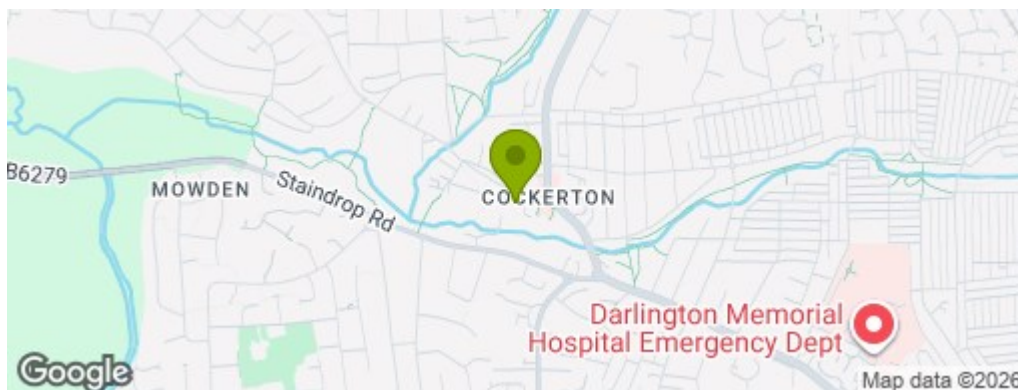
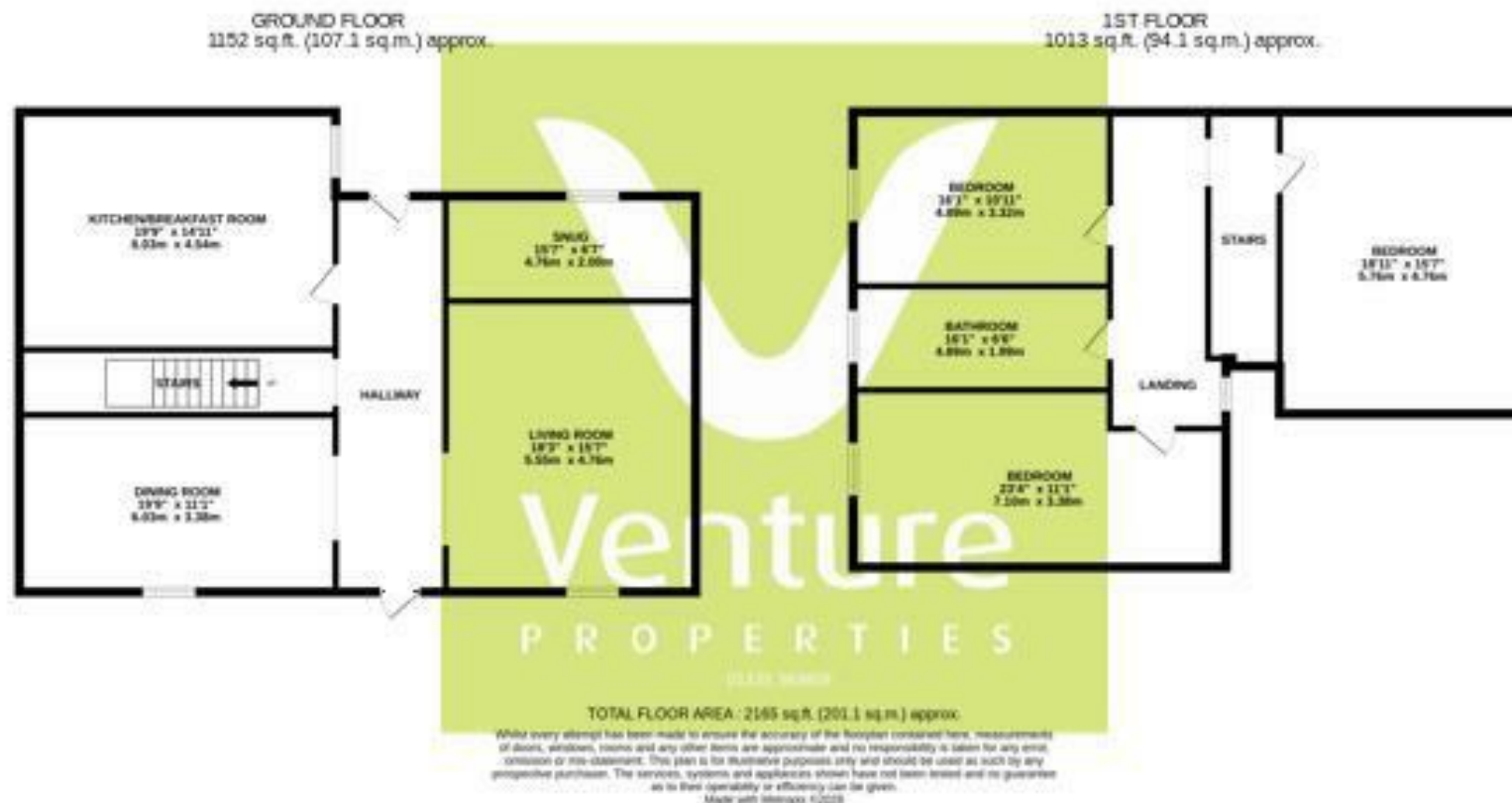
Local Authority: Darlington  
Council Tax Band: B  
Annual Price: £  
Conservation Area Cockerton Village  
Flood Risk Very low  
Floor Area 1,485 ft 2 / 138 m 2  
Plot size 0.15 acres  
Mobile coverage  
EE  
Vodafone  
Three  
O2  
Broadband

Basic  
9 Mbps  
Superfast  
70 Mbps  
Ultrafast  
10000 Mbps  
Satellite / Fibre TV Availability

BT  
Sky  
Virgin

### Note

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house



## Property Information

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