



50 Cookson Way, Brough With St. Giles, DL9 4XG
£215,000



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Three-bedroom detached family home located on Cookson Way in the desirable area of Brough With St. Giles, built in 2001.

The spacious layout is perfect for family life. The home features two well-appointed bathrooms, including a recently refitted ensuite, ensuring comfort and convenience for all residents. The generous living spaces are designed to accommodate both relaxation and entertaining, making it an ideal setting for family gatherings or social events.

The absence of an onward chain means that you can move in without delay, allowing you to settle into your new home with ease.

Do not miss the chance to make this delightful property your own. It is a perfect blend of comfort, style, and practicality, ready to welcome you and your family.

HALL

Having a double glazed entrance door, double glazed window to the side, staircase leading to the first floor, central heating radiator and spotlights. A door leads into the lounge.

LOUNGE 4.0 x 3.28 (13'1" x 10'9")

With a double glazed window to the front, central heating radiator, under the stairs storage cupboard, gas fire with white fire surround and a marble affect hearth, coving and tv aerial point. An Archway leads to the dining room.

DINING ROOM 2.52 x 2.48 (8'3" x 8'1")

At the rear with a UPVC double glazed bay window looking onto the rear garden. Central heating radiator, coving and a glazed panelled door leading into the kitchen.

KITCHEN 2.77 x 2.58 (9'1" x 8'5")

With a range of wall, base and drawer units with worktops, sink unit with mixer tap, tiled splash back, electric oven, gas hob and extractor hood, spot lights and a double glazed window to the rear. A glazed panelled door leads into the utility room.

UTILITY 1.67 x 1.51 (5'5" x 4'11")

Having plumbing for a washing machine with a worktop over, there is space for a tumble dryer and a central heating radiator. Wall mounted Worcester central heating boiler. A door leads into the downstairs w.c and a part glazed double glazed door leads out to the rear garden.

DOWNSTAIRS W.C 11.52 x 0.91 (37'9" x 2'11")

W.c, wash hand basin, central heating radiator, spot lights and a double glazed window.

FIRST FLOOR

LANDING

Having a loft hatch providing access into the roof void, doors lead into the bedrooms and family bathroom.

BEDROOM 1 3.56 x 2.64 (11'8" x 8'7")

A double bedroom with a double glazed window to the rear, fitted robes with sliding doors, central heating radiator and a door leads into the ensuite.

EN-SUITE 2.66 x 1.55 (8'8" x 5'1")

With a large shower cubicle, dual head shower, wash hand basin with a vanity drawer unit beneath, w.c, tiled floor with under floor heating, part tiled walls, towel radiator, extractor fan, spot lights and a double glazed window to the front.

BEDROOM 2 3.53 x 3.27 (11'6" x 10'8")

A double bedroom with a double glazed window to the front, central heating radiator, fitted robes and a cupboard over the stairs housing the hot water cylinder.

BEDROOM 3 3.02 x 1.92 (9'10" x 6'3")

With a double glazed window to the rear and a central heating radiator.

FAMILY BATHROOM 2.06 x 1.71 (6'9" x 5'7")

Panelled bath with shower tap over, w.c, wash hand basin with a vanity drawer unit beneath, central heating radiator, tiled floor, extractor fan and spot lights. There is a double glazed window to the rear.

GARAGE

With electric up and over door.

EXTERNALLY

To the front of the property there is a driveway providing off road parking for two vehicles. There is a lawned area and a gate at the side of the property give access into the rear garden.

To the rear there is an enclosed garden having a lawned area with mature trees and shrubs ,paved patio area and an external cold water tap.


NOTES

*FREEHOLD

*COUNCIL TAX BAND C



£215,000

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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