



3 bed detached house to buy in

Staindrop Road, Cockfield, Bishop
Auckland, Durham, DL13 5DF

£250,000

 x 3  x 3  x 2

Tenure

Freehold

Double Garage parking

Property features

- ✓ Great Location
- ✓ 3 Bedrooms
- ✓ Driveway and Garage
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: D
- ✓ Heating supply: Oil

Description

We are thrilled to present to the market this splendid 3-bedroom detached home, situated in the sought-after location of Cockfield, Bishop Auckland. Boasting a prime village setting, this residential sale offers an invaluable opportunity not to be missed.

To the front of the property a outside wall with a gate takes you back from the path and allows for secure entrance. Upon entrance you will come to the downstairs landing, moving to the left is where you will find a second reception room which is currently made as a office space. A large window allows for lots of natural light and the space can be designed for a multitude of purposes.

If you take the right you will be brought into a lovely living room/ dining room. This space runs the length of the property, with the front section being utilised as a cosy living room, it benefits from an electric fireplace. There is also windows to the front and side of the property helping brighten the space. Towards the rear is the dining room space, there are French doors here that connect to the garden.

A bright well appointed kitchen is truly a delight to be in. Featuring elegant light wood wall and base units as well as a tasteful green granite-effect worktop. The space offers an abundance of storage and preparation area as well as a induction hob and built in ovens, one of which is duel purpose and can be used as a microwave.

The utility room is perfect for getting on with all your household tasks with plenty of space for machines and even benefits from a sink. There is also access to the garden via the utility space. To the rear of the ground floor is also a handy downstairs W/C.

Upstairs you will find a modern family bathroom with sink, W/C and shower over bath. There are 2 large bedrooms as well as a larger master bedroom which benefits from an en-suite.

Greater still, the exterior of the property does not fall short of its internal counterpart. The well maintained garden space is easy to manage and is a perfect place to relax, BBQ or take part in outdoor activities. From the garden you have access to a generous driveway and an accompanying garage provides ample off-street parking, a luxury that's always appreciated for both residents and guests alike.

Being nestled in the picturesque village of Cockfield, its location is an asset in itself. The village setting provides a gentle, laid-back way of life, yet you're never far from essential amenities and public transport links.

In conclusion, this property represents an extraordinary balance of comfortable, spacious living space, and the benefit of being situated in a fantastic location. Jump on this opportunity to be the new owner of such a fantastic property and enjoy the harmonious blend of modern living and charming village life.

Council Tax Band: D

Tenure: Freehold

Price: £250,000

Property Type: Detached House

Parking: Double Garage

Heating: Oil

External



Living/ Dining Room

8.92m x 3.68m (29'3" x 12'0")

French Doors to rear, Window to Front, Side Window



Kitchen

3.96m x 2.59m (12'11" x 8'5")

Mix of wall and base units, Built in Oven, Induction Hob, Sink Basin, Window to Side



Utility Room

2.82m x 2.01m (9'3" x 6'7")

Built in Plumbing Space



Downstairs W/C



Study

3.78m x 3.75m (12'4" x 12'3")

Window to Front



Family Bathroom

2.77m x 1.88m (9'1" x 6'2")

Bath with Shower Over, W/C, Sink



Bedroom 1

3.63m x 3.38m (11'10" x 11'1")

Window To Front



En-suite

2.82m x 2.46m (9'3" x 8'0")

Shower, Sink, W/C



Bedroom 2

4.37m x 3.45m (14'4" x 11'3")

Window To Rear



Bedroom 3

4.09m x 3.07m (13'5" x 10'0")

Window To Front, Built In Wardrobes




Garden



Garage





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		75
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

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Contact your local branch today for more information on this property:

1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>

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