



A beautifully presented 4 BEDROOM detached family home enjoying a pleasant position on this popular development. The property presents a splendid opportunity to acquire a property that boasts both space and comfort featuring two inviting reception rooms, perfect for both relaxation and entertaining. The bay-windowed living room offers a warm and welcoming atmosphere, while the separate dining room, complete with French doors, seamlessly connects to the enclosed rear garden, ideal for enjoying the outdoors. The fitted kitchen is complemented by a utility room and a convenient ground-floor WC, enhancing the practicality of this family home. The first floor reveals a sizeable principal bedroom, which benefits from built-in wardrobes and an en-suite shower room/WC, providing a private retreat. Three additional bedrooms, one of which also features built-in wardrobes, offer ample space for family or guests. The beautifully appointed family bathroom/WC showcases a contemporary white suite, ensuring a stylish finish. Externally, the property is equally impressive, featuring a double-width block-paved driveway along with an integral single garage. The enclosed rear garden, bordered by tranquil woodland, provides a peaceful sanctuary for outdoor activities and relaxation. With upvc double-glazed windows and gas central heating throughout, this home is both energy-efficient and comfortable. Its prime location ensures easy access to local amenities, making it a perfect choice for families or professionals seeking a blend of modern living and convenience. This property is not to be missed; it truly embodies the essence of contemporary family living in a sought-after area.





- Bay-windowed living room
- Fitted kitchen
- Sizeable principal bedroom with en-suite shower room/WC
- Family bathroom/WC with free-standing bathtub and contemporary white suite
- Enclosed rear garden bordering woodland
- Separate dining room with French doors to rear garden
- Utility room with ground floor WC
- Three further bedrooms
- Double width driveway with integral single garage
- Popular Cobbler's Hall location

Agents Notes

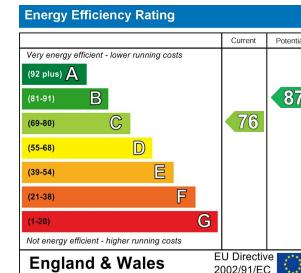
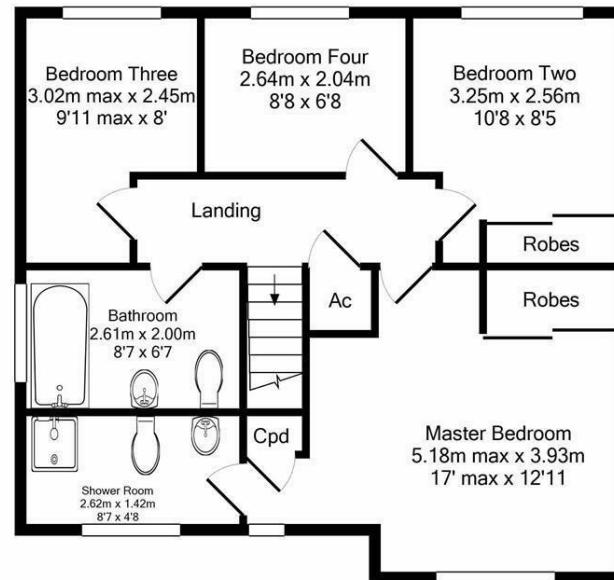
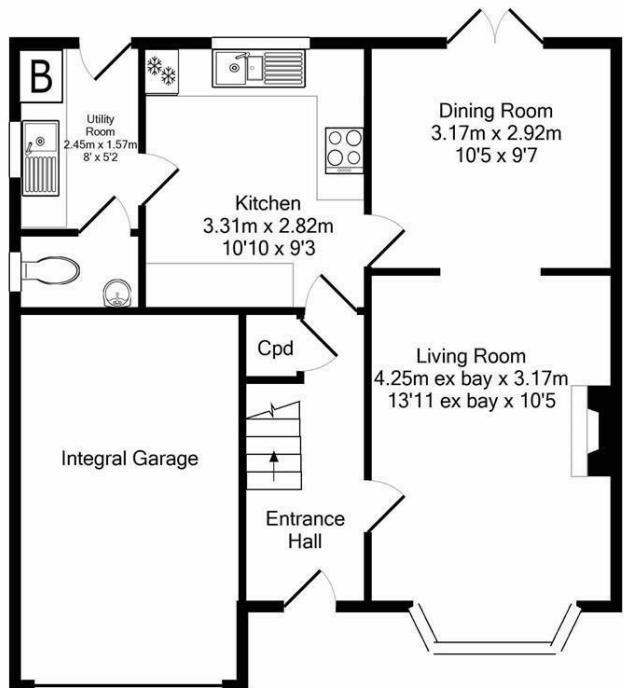
Tenure:- Freehold
Mains gas, (central heating to radiators), electricity & drainage
uPVC double glazing throughout
EV charge point
Council Tax:- Band D
Local Authority:- Durham County Council

Property Size

Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. conservatory, garage)

Buyer(s) Identification Checks

Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity, this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.



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MAB 6202

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