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Meadowfield Road  
Darlington, DL3 0DT

**Offers in the region of £195,000**

House - Semi-Detached  
3 Bedroom/s  
1 Bathroom/s



Nestled in the tranquil cul-de-sac of Meadowfield Road, Cockerton, this charming period semi-detached house offers a delightful blend of character and modern living. With three well-proportioned bedrooms and two inviting reception rooms, this property is perfect for families seeking a warm and welcoming home.

To the ground floor you are greeted by a spacious hallway that sets the tone for the open-plan layout, designed to enhance family time and create a sense of togetherness. The heart of the home features a quality kitchen complete with a central island, ideal for casual dining and entertaining guests. The living spaces are bathed in natural light, making them feel airy and inviting, with two further reception rooms.

The first floor boasts a beautifully refitted bathroom, showcasing a free-standing bath that adds a touch of elegance and complements the period charm of the property. Each bedroom is generously sized, providing ample space for relaxation and personalisation.

Outside, the property sits on a good-sized plot with a west-facing rear garden, perfect for enjoying the afternoon sun. The driveway offers off-road parking, and gated access leads to the former garage, providing additional storage or potential for conversion.

This impressive semi-detached home in the popular Cockerton area is not to be missed. With its blend of traditional features and modern comforts, it presents an excellent opportunity for those looking to settle in a peaceful yet convenient location.







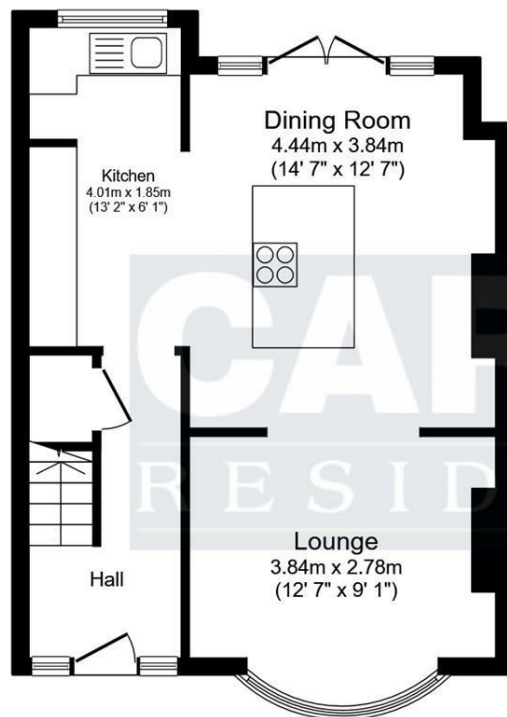
- Impressive family home
- Stunning open plan kitchen/diner with center island
- Easy reach of excellent transport links
- Recent electrical rewire
- Mature, established gardens
- Internal viewing will impress
- Fabulous recently refitted contemporary bathroom/wc
- Off road parking with former garage
- Some decorating required due to the electrical rewire
- West facing rear garden

#### GENERAL INFORMATION

Tenure: Freehold  
Services : Gas central heating, mains electric, water and drainage.  
Double glazing  
Local Authority: Darlington Borough Council (Tax Banding B)

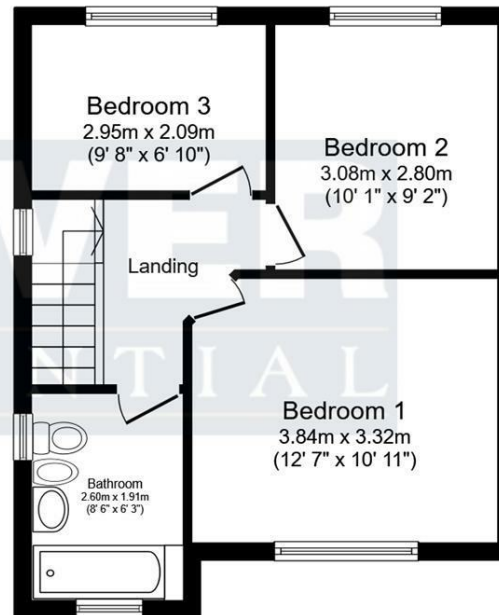
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### Ground Floor

Floor area 44.7 sq.m. (481 sq.ft.)




### First Floor

Floor area 39.4 sq.m. (424 sq.ft.)

Total floor area: 84.1 sq.m. (905 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>		<b>63</b>	<b>63</b>
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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