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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.





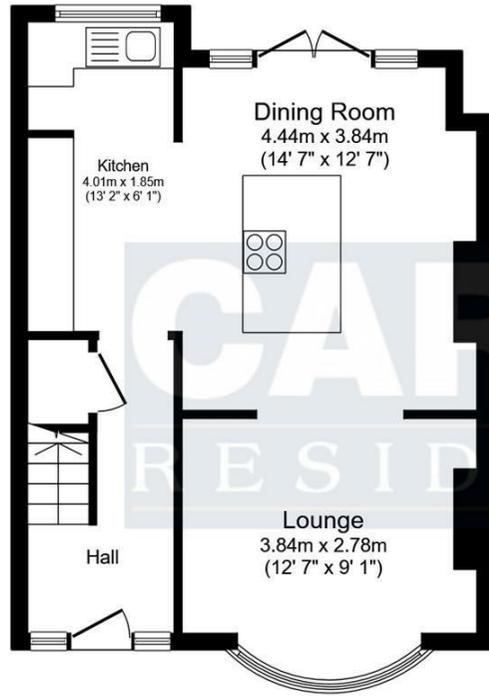
- Impressive family home
- Fabulous recently refitted contemporary bathroom/wc
- Off road parking with former garage
- Some decorating required due to the electrical rewire
- West facing rear garden
- Stunning open plan kitchen/diner with center island
- Easy reach of excellent transport links
- Recent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

#### **GENERAL INFORMATION**

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

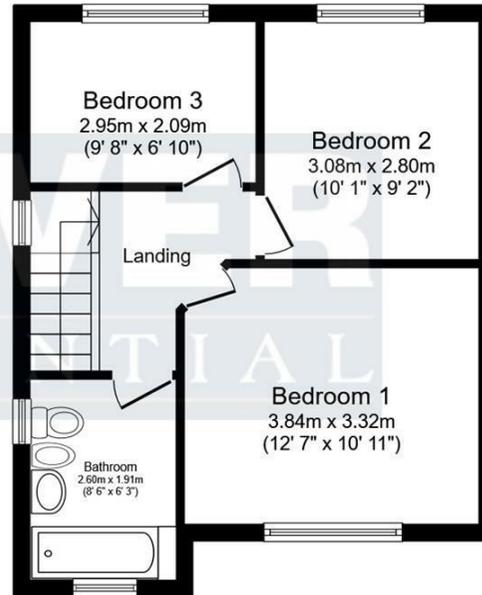
#### **Buyers Identification Checks**

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.



**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

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>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

Floor Area from EPC - sq ft

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