



Offering versatile living accommodation throughout this significantly extended detached family home offers 6 bedroom living accommodation and is pleasantly situated within a popular location to the outskirts of Cobbler's Hall. An internal viewing will reveal a living room, separate sitting room, large full-width kitchen/dining room, garden room and utility room with WC. The first floor features a principal bedroom with built-in wardrobes and en-suite shower room/WC, three further bedrooms and a family bathroom/WC. The roof space has also been converted to provide two further rooms, each with "Velux" roof windows, that could be utilised for a number of purposes. Externally there is a driveway leading to a detached double garage and delightful enclosed gardens to the rear.





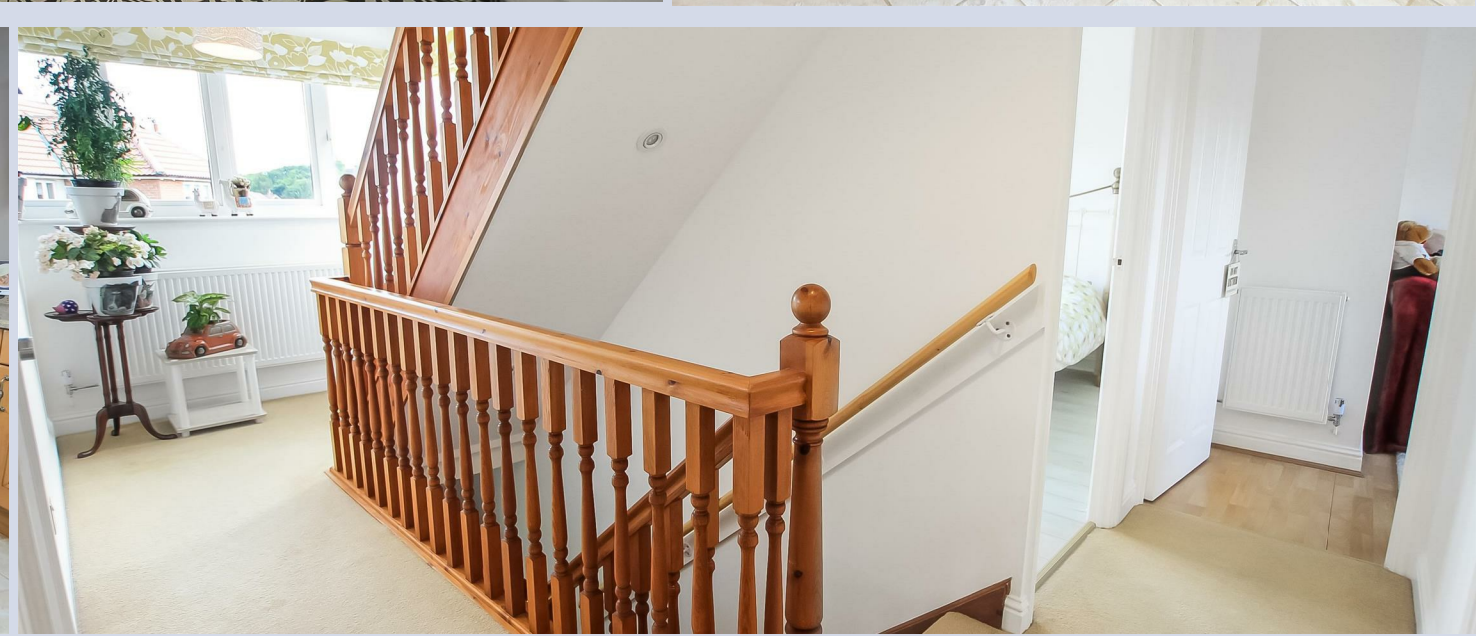
- Detached family home
- 6 bedrooms
- Garden room
- En-suite shower room/WC
- Popular, sought after location
- Significantly extended to rear and into roof space
- Large open plan kitchen/dining room
- Utility room
- Detached double garage

Agents Notes
 Tenure:- Freehold

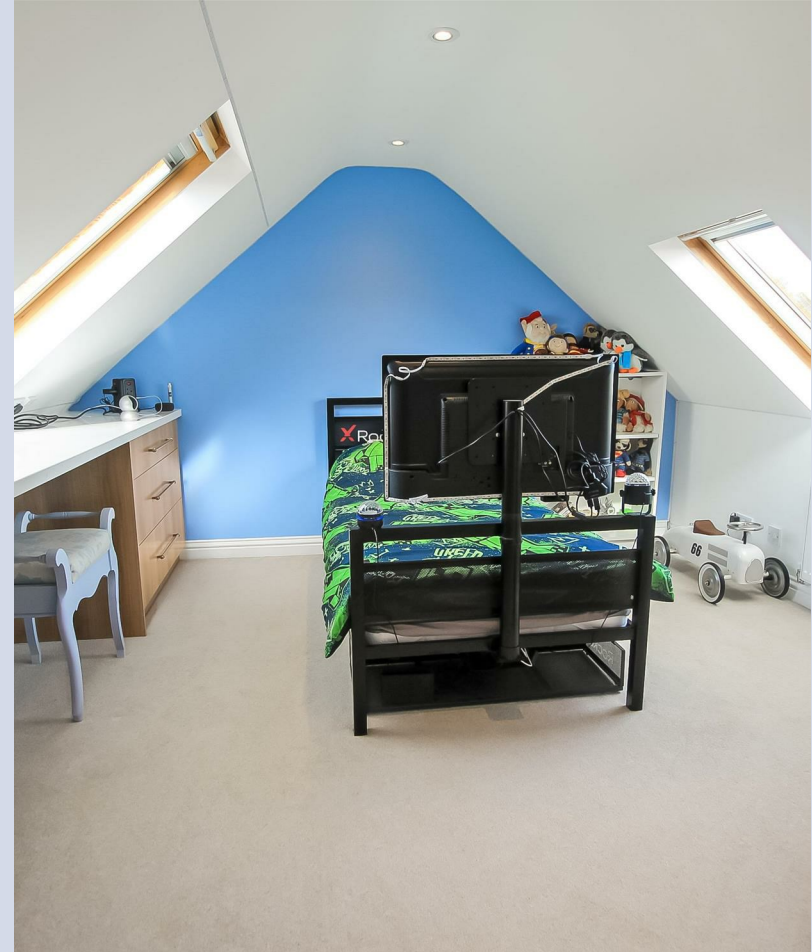
Mains gas, (central heating to radiators), electricity & drainage
 Gas central heating boiler replaced November 2023

uPVC double glazing throughout

Council Tax:- Band E
 Local Authority:- Durham County Council



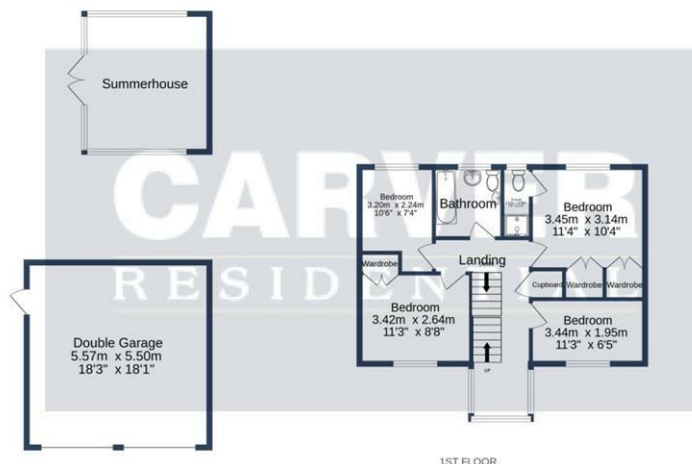




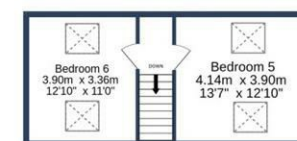




GROUND FLOOR



1ST FLOOR



2ND FLOOR

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

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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MAB 6202



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