



Nestled in the charming School Street of Cockerton Village Darlington, this impressive semi-detached house, built in 2017, boasts a modern design that is sure to captivate any potential buyer. The property features a welcoming hallway, a large fitted kitchen/diner, a well appointed living room, with French doors opening to bring the outside in. There are three good sized bedrooms, master bedroom having en-suite/WC and a main house family bathroom/WC,

Situated in a sought-after cul-de-sac residential area, this home is ideally suited to a variety of buyers looking for a peaceful retreat in a bustling town. The ground floor cloakroom/WC adds convenience to the layout, while the double-width driveway ensures parking is never an issue.

One of the standout features of this property is its south-facing private garden, perfect for enjoying sunny days and al fresco dining with family and friends. Imagine relaxing in your own outdoor oasis, away from the hustle and bustle of everyday life.

Overall, this property on School Street presents a fantastic opportunity to own a modern home in a desirable location. Don't miss out on the chance to make this house your own and create lasting memories in a place you can truly call home. Buyers please note that this home also benefits from having the remaining balance of a 10 year NHBC





- IMPRESSIVE HOME
- WELL REGARDED LOCATION
- WALKING DISTANCE TO SHOPS AND COCKERTON VILLAGE
- DOUBLE WIDTH DRIVE TO THE FRONT
- BUILT IN 2017

- SMALL EXCLUSIVE DEVELOPMENT WITHIN A SMALL CUL-DE-SAC
- GROUND FLOOR CLOAKS/WC
- WELL PLACED FOR EASE OF ACCESS TO THE A1M
- SOUTH FACING PRIVATE REAR GARDEN

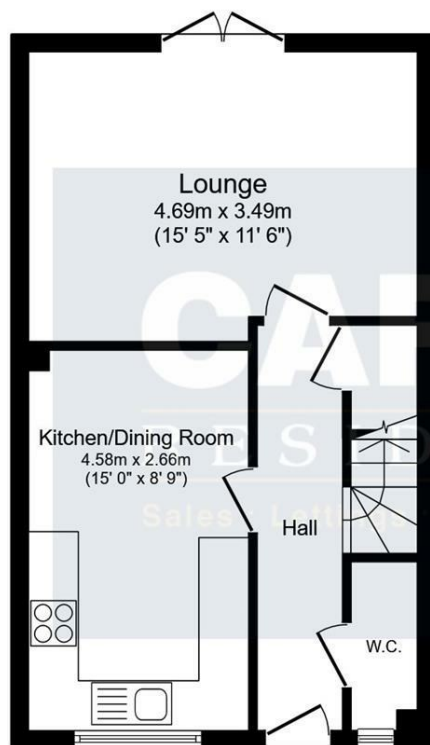
### GENERAL INFORMATION

Tenure: Freehold

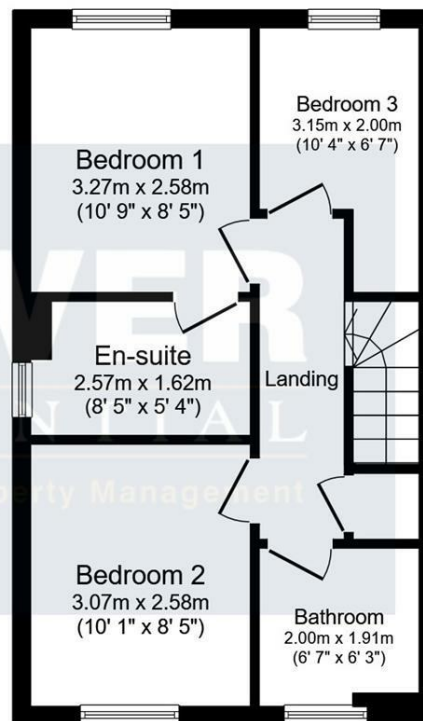
Services: Gas central heating, mains electric, water and drainage.

PVC Double glazing

Local Authority Darlington (Tax Banding C)



Ground Floor



First Floor

| 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>96</b>               |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

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)

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MAB 6202



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