



**\*\* BEAUTIFULLY APPOINTED FAMILY HOME \*\* \*\* CONSERVATORY EXTENSION \*\***

**\*\* CUL DE SAC POSITION \*\* \*\* SOUGHT AFTER COCKERTON AREA \*\* \*\* NO ONWARD CHAIN \*\***

We anticipate demand to be high for this impressive and extended four bedroom detached property which has been extremely well cared for and maintained by the present owners. This ever popular development lies just off Brinkburn Road and within easy reach of Cockerton village, the town centre and the A1(M) linking the North and South.

It will certainly suit the needs of a variety of buyers including a growing family with four good sized bedrooms, the master with en-suite bathroom facilities and a fabulous office/bedroom four with mezzanine floor. The quality kitchen has granite work surfaces and there is also a ground floor shower room/w.c. The conservatory overlooking the garden adds to what is an excellent amount of accommodation to the ground floor. There is also a garage with a roller door.

We certainly have no hesitation in recommending an internal viewing to fully appreciate what this home has to offer.

#### GROUND FLOOR

Entrance hall, through lounge/diner running front to rear, perfect to maximise on family time with ample space for both seating and dining. The beautifully appointed kitchen provides an excellent range of quality wall and base units with granite work surfaces incorporating a stainless steel sink unit with mixer tap, five ring gas hob, chrome chimney style cooker hood, electric oven, integrated fridge/freezer, microwave and inset lighting.

**Lady Kathryn Grove, Darlington, DL3 0YR**  
**4 Bed - House - Detached**  
**Offers Over £200,000**

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The kitchen also allows access through to the utility room with granite work surfaces, plumbing for an automatic washing machine and a wall mounted Worcester Bosch combi boiler. Off the utility is a ground floor shower room with shower cubicle, wash hand basin and w.c. The garage is also accessible from the utility which means it is possible to reach cars undercover, a feature not to be underestimated during those colder months. From the kitchen there is a delightful open aspect through to the conservatory which is fully double glazed with French doors to the garden, perfect for the coming and goings of an active family life.

#### FIRST FLOOR

A landing opens to all accommodation, four well dressed bedrooms, the master with built in mirror wardrobes and en-suite bathroom facilities with a Jacuzzi corner bath, wash hand basin, w.c. and Velux window. The three further bedrooms are all considered a good size, the quirky fourth having a mezzanine floor. To complete the first floor accommodation is a well equipped family bathroom with three piece white suite comprising of panelled bath, wash hand basin, w.c. and chrome towel radiator.

#### EXTERNALLY

There is an open lawned garden to the front and block paved driveway allowing parking for two vehicles. There is a driveway with roller door, light and power. Pedestrian side access to the rear garden which is considered relatively low maintenance which has been paved and decked, perfect for those warmer months with the benefit of a large outside store.

#### ENTRANCE HALL

#### THROUGH LOUNGE/DINER

23'3x12'2 max (7.09mx3.71m max)

#### KITCHEN

13'6x8'7 (4.11mx2.62m)

#### UTILITY ROOM

4'6x6'9 (1.37mx2.06m)

#### GROUND FLOOR SHOWER ROOM/W.C.

#### CONSERVATORY

13'3x8' (4.04mx2.44m)

#### FIRST FLOOR LANDING

#### BEDROOM

9'1x10'4 (2.77mx3.15m)

Plus wardrobe

#### EN-SUITE BATHROOM

#### BEDROOM

9'1x10'4 (2.77mx3.15m)

#### BEDROOM

7'9x7'4 max 10'5 (2.36mx2.24m max 3.18m)

#### BEDROOM/OFFICE

7'x12'3 (2.13mx3.73m)

#### UPPER MEZZANINE FLOOR

7'x9'2 max (2.13mx2.79m max)

#### FAMILY BATHROOM/W.C.

#### FRONT EXTERNAL

#### REAR GARDEN

#### GARAGE

7'8x14'2 (2.34mx4.32m)



Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

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## Lady Kathryn Grove

Approximate Gross Internal Area  
1381 sq ft - 128 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2021

Energy Efficiency Rating	
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(48-54) E	
(35-47) F	
(2-34) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(10-47) A	
(48-61) B	
(62-80) C	
(81-100) D	
(101-120) E	
(121-140) F	
(141-160) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC

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