



24 Front Street Cockfield DL13 5ER

- Substantial 3 Bedroom Family Home
- Village Location
- Excellent Transport Links
- Ground Floor Utility/Cloakroom W/c
- No Onward Chain
- Must Be Viewed

Reduced Offers in The Region Of £125,000

24 Front Street

It is with great pleasure that Rea Estates offer to the sales market this substantial 3 Bedroom stone built family home, situated in the semi-rural village of Cockfield at the Gateway to the Dales and close to local amenities. For those wishing to explore the surrounding countryside there are a network of footpaths and bridleways. Despite being in such a pleasant rural setting the property lies approximately 6.5 miles from the market town of Bishop Auckland and 8.5 miles from Barnard Castle. For the commuter the A688 is close by providing direct access to the A1(M) for travel both north and south.

Warmed via Oil Fired Central Heating and benefitting from Double Glazing, the internal layout briefly comprises, Stunning Entrance Hallway with staircase rising to the first floor, a well proportioned Lounge, Dining Room, Fitted Kitchen, Utility Room and Cloakroom/Wc.

To the first floor there are 3 Double Bedrooms, a Family Bathroom and separate W/c.

Externally to the front of the property there is a wall enclosed gravelled garden and to the rear an enclosed yard with gated access. An Outhouse/Workshop provides added storage facilities.

In our opinion this charming property, which is offered for sale with no onward chain, would make an exceptional family home and therefore an early viewing is highly recommended.

Entrance Hallway

Timber door with stained glass panels opening to a grand entrance hallway with feature wood panelling, wood flooring, staircase rising to the first floor, under stair storage, telephone point and central heating radiator.



Lounge:

16'09 into bay x 12'01 (5.11m x 3.68m)

A lovely spacious lounge with walk in bay window to the front elevation, allowing lots of natural light to flood through. Cornice to ceiling, feature timber fire surround with tiled insert, two wall light points, radiator and sliding doors to dining room.



Dining Room:**12'02 x 11'10 (3.71m x 3.61m)**

The dining room provides ample space for family dining and entertaining. Cornice to ceiling, window to the rear elevation, two wall light points, radiator and door to hallway.

**Utility:****10'07 max x 9'10 (3.23m x 3m)**

The utility area provides additional space for free standing white goods and has plumbing for automatic washing machine. Cornice, radiator, window and external door opening to the side elevation.

Kitchen:**14'08 x 9'10 (4.47m x 3m)**

Fitted with an extensive range of base, drawer and wall units with complementary work surfaces. Inset one and a half bowl sink unit, integrated Bosch electric hob with extractor hood and double eye level oven. Cornice to ceiling, window to the side elevation, radiator, tiled flooring and door to utility.

**Cloakroom/Wc**

Fitted with a low level w/c and pedestal wash hand basin. Obscure glazed window to the side elevation.



Separate W/c:

Low level w/c and window to the side elevation.

Bedroom One:

12'05 x 9'11 (3.78m x 3.02m)

A double bedroom of generous proportions overlooking the front of the house. Picture rail, radiator and wall to wall fitted wardrobes.



First Floor Landing

Cornice to ceiling, window to the side elevation and radiator. Doors to:

Bathroom:

9'11 x 8'02 (3.02m x 2.49m)

A larger than average part tiled bathroom comprising; quadrant shower enclosure with electric unit, panelled bath and pedestal wash hand basin. Cornice recessed ceiling lights, radiator, storage cupboard housing water tank and obscure glazed window.



Bedroom Two:

12'0 x 10'02 (3.66m x 3.10m)

Window to the rear, offering far reaching views across the surrounding countryside, wall to wall fitted robes and radiator.



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Bedroom Three:

8'10 x 7'10 (2.69m x 2.39m)

Ample sized third bedroom with window to the front elevation, picture rail and radiator.

Externally

To the front of the house there is an enclosed gravelled garden, to the rear a courtyard with gated access. An outhouse, which could also be utilised as a workshop, provides added storage facilities.

