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ESTATE AGENTS

5 Lawsons Court, High Coniscliffe, DL2 2LX
Offers In The Region Of £295,000



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Generous accommodation is on offer across three floors within this **FOUR BEDROOMED** modern town house situated within the village of High Coniscliffe. The property boasts a good sized lounge, superb open plan kitchen and diner with log burning stove.

There are four bedrooms, the master having ensuite facilities , there are two further double bedrooms and a good sized single room. In addition there is a house bathroom and convenient ground floor cloaks/wc with utility area.

Externally, the forecourt is enclosed by attractive wrought iron railings. The rear garden has been designed for ease of maintenance with paved patio seating area and astroturf and attracts the sun from first thing in the morning until late evening. In addition there is a detached single GARAGE.

The accommodation is versatile and well planned, being fully double glazed and warmed by electric wall heaters which can be remotely controlled, there is also underfloor heating to the ground floor. The location with the village of High Coniscliffe allows for beautiful countryside and river walks, there is a well regarded local school and excellent transport links towards the market town of Barnard Castle and Darlington itself is a short drive away. The village has regular bus services and also boasts a popular public house and renowned restaurant.

The home would suit a host of buyers and viewing is highly encouraged.

TENURE: Freehold

COUNCIL TAX: D

RECEPTION HALLWAY

Composite entrance door opens into the hallway which has a tiled floor with under floor heating. The staircase leads to the first floor and there is access to the cloaks/wc and kitchen/diner a built in storage cupboard provides useful storage.

CLOAKS/WC

Window to the side aspect with a white WC and hand basin, fitted work surfaces and plumbing for an automatic washing machine.

LOUNGE

15'5" x 10'11" (4.70 x 3.35)

The well proportioned lounge has a bay window to the front aspect and feature fireplace with electric stove to add a focal point. The room is open plan to the kitchen/dining area.

KITCHEN & DINER

20'6" x 15'7" (6.25 x 4.75)

'L' shaped Kitchen, Diner and Family Room is a superb open plan social space. Light and bright having windows to the side and rear aspect and also french doors opening to the rear gardens. A log burning stove is to the heart of the room to add a cosy glow when needed and there is also under floor heating. The Kitchen itself has been well planned and fitted with an ample range of cream, wall, floor and drawer units with complimentary Granite work surfaces and upstands. the integrated appliances include an electric hob, electric oven, fridge freezer and dishwasher.

FIRST FLOOR

The return staircase leads to the first floor, which has bedroom two, three and four and also the family bathroom/wc.



BEDROOM TWO

11'8" x 9'1" (3.56 x 2.79)

Bedroom two is a double bedroom and over looks the rear aspect having the benefit of fitted double wardrobes.

BEDROOM THREE

10'2" x 9'1" (3.10 x 2.77)

A further double bedroom, also benefitting from double fitted wardrobes, this time overlooking the front aspect.

BEDROOM FOUR

8'11" x 8'7" (2.72 x 2.64)

A generous single bedroom, over looking the rear aspect.

BATHROOM/WC

Window to the front aspect, fitted with a white suite comprising: safety panelled bath, chrome shower mixer, folding shower screen, WC and

wall hung hand basin, there is also a chrome towel rail and tiled flooring.

SECOND FLOOR

Leading to the master bedroom and having access to a small attic area.

BEDROOM ONE

16'4" x 11'5" (5.00 x 3.48)

A generous master bedroom with double fitted wardrobes and ensuite facilities having a dormer window to the rear.

ENSUITE

Comprising of: double shower, shaver point, WC, hand basin in vanity unit, chrome towel rail and tiled flooring.

EXTERNALLY

The forecourt is enclosed by attractive wrought iron railings whilst the rear garden has been landscaped for ease of maintenance with paved patio seating area and astro turf, enclosed by a brick built wall the garden is quite private and attracts a great deal of summer sunshine, and referred to as a sun trap. A personal door leads into the detached, brick built GARAGE which has an up and over door, light and power. A pull down ladder provides easy access to a useful storage area in the eaves.



TOTAL FLOOR AREA: 1397 sq ft. (128.6 sq m) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements are approximate and should be used as a guide only. Prospective buyers and tenants are advised to make their own arrangements. This plan is to show the layout of the property only and should not be used as a legal document. As to the exact dimensions, areas and boundaries, reference should be made to the detailed survey or title plan. The plan is not to scale and distances may not be given.
Made with Microplan 2000

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B	86	
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

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