



*Ann Cordey*  
ESTATE AGENTS

8 Lawsons Court, High Coniscliffe, Darlington, DL2 2LX  
Offers In The Region Of £325,000





## 8 Lawsons Court, High Coniscliffe, Darlington, DL2 2LX

Substantial family accommodation is on offer within this FOUR BEDROOMED town house positioned within the village of High Coniscliffe. Set over three floors with a versatile layout. The property has been improved by the current owners with efficient Air source pump heating system and the addition of two log burning stoves to cast a cosy glow when needed. A real feature of this home is the stunning views over open countryside to the rear.

The property is well presented and tastefully decorated and is in ready to move into order. A brief summary of the accommodation is as follows. Reception hallway, ground floor cloaks/WC a sitting room and large kitchen/diner completes the accommodation to the ground floor. A large lounge with Juliet balcony and views across countryside to the rear is on the first floor along with the master bedroom which has an ensuite, there is another bedroom and family bedroom. A staircase leads up the to the second floor which has two further bedrooms which is serviced by another bathroom/WC.

Warmed by efficient Air source heat pumping and fully double glazed and having the benefit of solar panels (which are owned). The location within the village has access to well regarded schools, and lots of countryside walks. There is a well regarded pub/restaurant and excellent transport links to Darlington and the market town of Barnard Castle.

TENURE: Freehold  
COUNCIL TAX:

### RECEPTION HALLWAY

A welcoming reception hallway with staircase to the first floor and leading to sitting room cloaks/WC and the kitchen/diner. There is also a useful understairs storage cupboard.

### CLOAKS/WC

With WC and handbasin.

### SITTING ROOM

14'4" x 8'10" (4.37 x 2.71)

A ground floor sitting room with a window to the front aspect and having double internal doors leading into the kitchen/diner. There is also a log burning stove on a tiled hearth to add to the cosiness.

### KITCHEN/DINER

17'6" x 14'0" (5.35 x 4.29)

A generous open plan kitchen and dining room. The kitchen comprises of an ample range of cream gloss cabinets which are complemented by striking granite worksurfaces with undermount sink. The integrated appliances include a double electric oven and induction hob, fridge and freezer. There is also plumbing for an automatic washing machine. A centre island offers further workspace and an informal dining area. The dining area is spacious and can accommodate a family table. There is a window looking out to the garden from the kitchen area and a single UPVC door leading out from the dining area to the garden and also taking in the countryside views beyond.

### FIRST FLOOR

#### LOUNGE

17'6" x 13'10" (5.35 x 4.22)

The formal lounge has a Juliet balcony to the rear, again taking in the gorgeous views of the open countryside. A feature fireplace is a focal point of the room and there is a log burning stove at it's heart.



MASTER BEDROOM

13'6" x 10'0" (4.14 x 3.07)

The principal bedroom of the home is a generous double room with sliding mirrored wardrobes and a further built in double wardrobe. The rooms enjoys views across the countryside to the rear and ensuite facilities. There is access to an attic space from this room.

ENSUITE

Comprising of a white suite with corner shower cubicle with electric shower, pedestal handbasin and WC.

BEDROOM TWO

12'1" x 9'2" (3.69 x 2.81)

A second double bedroom to this floor, this time overlooking the front aspect and also having a built in double wardrobe.

BATHROOM/WC

With panelled bath with mains fed shower, pedestal handbasin and WC. The room has been finished with ceramic tiling and overlooks the front.

SECOND FLOOR

BEDROOM THREE

12'7" x 7'9" (3.86 x 2.38)

A good sized room with a dormer window to the rear.

BEDROOM FOUR

11'3" x 9'6" (3.45 x 2.90)

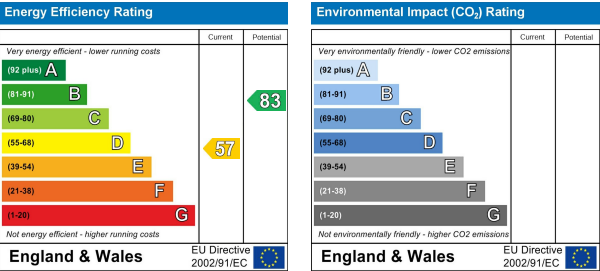
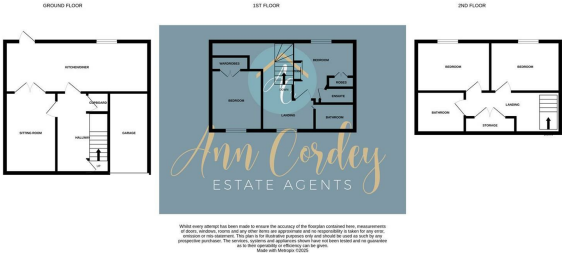
Again, well proportioned and with a dormer window to the rear.

BATHROOM/WC

With panelled bath with hand held shower mixer, pedestal handbasin and WC.

EXTERNALLY

The property has instant kerb appeal with a pretty frontage with foliage archway to the front of the property which has a small lawned area and is enclosed by wrought iron railings. There is a single garage with up and over door and a driveway for off street parking. The rear garden is enclosed by lap fencing and is lawned with a decked patio seating area. The garden enjoys views across open countryside to the rear and attracts a great deal of the sunshine. There is outside electrics and water tap.



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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