



**** OPEN TO OFFERS - PRICED TO SELL *** EXTREMELY POPULAR MODERN DEVELOPMENT **
 ** COCKERTON AREA ** ** NEWLY BUILT 2014 ****

We have pleasure in marketing this quality detached family home located on this quiet development in the Cockerton area of Darlington which lies within easy reach of the A1(M), Cockerton village and the town centre.

There is spacious, well appointed accommodation with a fantastic open plan kitchen/diner with bi-fold doors leading to a generous REAR GARDEN having a favourable Southerly aspect thus gaining the majority of the Summer sun. The master bedroom enjoys EN-SUITE showering facilities whilst there is ample off street parking and a GARAGE for further storage or secure parking.

This property will suit the needs of a variety of buyers including a first time buyer, growing family or as an investment opportunity and we have no hesitation in recommending an internal viewing.

GROUND FLOOR

Entrance hallway, lounge situated to the front, kitchen/diner overlooking the garden and a ground floor utility room. The kitchen provides an excellent range of modern units with laminate work surfaces incorporating a stainless steel sink unit with mixer tap, split level cooking facilities comprising gas hob, chrome chimney style cooker hood, electric oven, integrated fridge/freezer, inset lighting and bi-fold doors. The utility room has plumbing for an automatic washing machine and a wall mounted gas boiler and a ground floor cloakroom/w.c.

FIRST FLOOR

A hatch allowing loft access, four bedrooms, the master with en-suite showering facilities and built in mirror wardrobes. To complete the first floor accommodation is a family bathroom with well equipped white suite with panelled bath, wash hand basin and w.c.

**Norham Drive, DL3 0EB
 4 Bed - House - Detached
 £164,995**

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EXTERNALLY

There is an open lawned garden to the front and a hard surface driveway allowing off street parking for two vehicles leading to the garage with up and over door. Pedestrian side access to the generous rear garden, perfect for those warmer months. Having been laid to lawn with a paved patio area.

ENTRANCE HALL

LOUNGE

KITCHEN

UTILITY

GROUND FLOOR W.C.

FIRST FLOOR LANDING

BEDROOM

EN-SUITE SHOWER ROOM

BEDROOM

BEDROOM

FAMILY BATHROOM/W.C.

FRONT EXTERNAL

REAR GARDEN



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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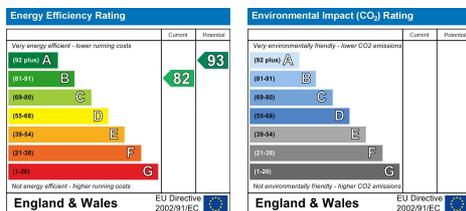
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