





Cookson Way, Brough With St Giles

Arriving at your new home, found just a short distance from the A1 and close by to local shops and schools you park up on your driveway in front of the garage and get ready to head inside.

Pass your welcoming front garden into the hallway, shoes off which can be kept away out of sight in the downstairs WC or under stair storage cupboard and take a seat.

To your right find the living room, light and airy in here with French doors leading to the outside. The stylish panelling is a backdrop for your large sofa, looking onto your electric fire, snuggle up here on an evening and get your favourite series on.

Through to your kitchen/diner where the orange walls give the space a pop of colour, whilst your bright white cabinets keep all your pots and pans hidden away. Your large oven is the centre piece and is where all the family meals are cooked up. With ample space for your dining table, sit and enjoy nattering with friends or family over your homecooked treats.



During the summer months, you'll find yourself enjoying the outside. Your decking area is where your furnishings can be placed, and you can enjoy entertaining guests out here in the sun. There's plenty of space for gardening too if you're greener fingered, and with access out the back gate straight to your garage, it's ideal for bringing the mower in and out!

Upstairs you'll find three bedrooms, the main room to the front of the house and like your living space has stylish panelling and shiny flooring to stage your double bed. The cupboards over your bed are ideal for storing those few extra clothes.

Your en suite shower room means that you have that little bit more privacy to get ready on the mornings or wash away the worries of the day before tucking into bed on a night.

Your further two bedrooms are found to the other side of the landing, and are perfect for the rest of the family, one double room and a single. These rooms could also be used as a guest room or study, should you not need all three.

On an evening, enjoy a relaxing soak in the bath found in the main bathroom, light a few candles, and get yourself a drink before unwinding.

The solar panels, which are owned outright make paying the energy bills a lot less of a burden and give you that guarantee of having a more energy efficient home.

Finer Details:

Price: Offers over £230,000

Postcode: DL9 4XG

Freehold

EPC rating: D

Council tax band: C

Gas central heating

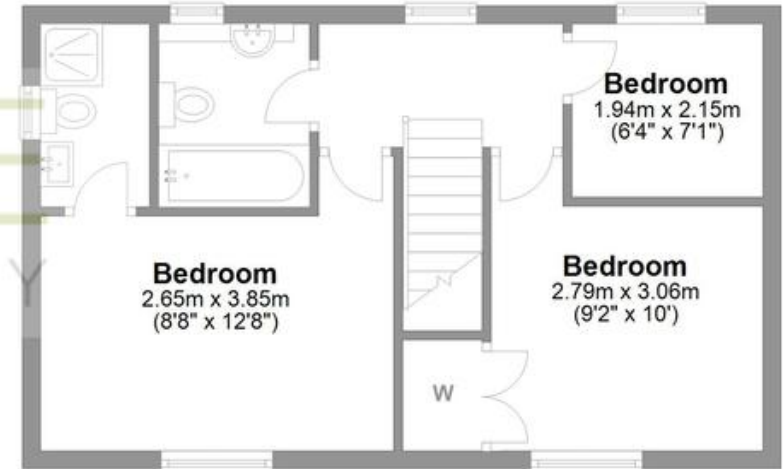


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Total area: approx. 80.4 sq. metres (865.9 sq. feet)



Approx. 41.6 sq. metres (447.5 sq. feet)



Approx. 38.9 sq. metres (418.4 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser. Created especially for Love Property by Vue3sixty Ltd