



Waterloo Cottages

Matfen

Presenting a stunning end of terrace cottage, immaculately maintained and new to the sales market. The property comes with two bedrooms, a bathroom, three reception rooms, and a classically styled kitchen. There is also a double garage with workshop/studio to the rear, a generous outhouse and approx 1/2 acre of land. This unique property is located in a much sought-after location, in close proximity to Matfen Village and offers easy access to walking and cycling routes.

OFFERS OVER **£450,000**

ROOK
MATTHEWS
SAYER

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PROPERTY DESCRIPTION

The property features three reception rooms. The first one is a formal living room with a fireplace, ample space for furnishings, and stunning garden views. The second one is a dining room with wood flooring, exposed beams and access to the conservatory with access to the garden and under-floor heating. The in-frame kitchen units and marble countertops give the kitchen a luxurious feel. The kitchen also benefits from ample natural light and a separate utility room.

The spacious master bedroom has two windows and a vaulted ceiling, offering plenty of light and space. The second bedroom is also a double, boasting built-in wardrobes and two windows. The bathroom is designed with a three-piece suite and also a separate WC. The house features a home office on the first floor—a perfect setup for working from home.

Some of the unique features of the property include double garage, a south-facing garden, EV charging, and approximately half an acre of land. There is also a workshop/studio, and an outhouse/stable in the garden. This makes the property ideal for families who appreciate the tranquillity and the outdoors.



Living Room: 14'02" x 15'07" (into alcove) - 4.32m x 4.75m

Dining Room: 14'05" x 17'08" (into alcove) - 4.39m x 5.38m

Conservatory: 12'01" x 14'06" - 3.68m x 4.42m

Kitchen: 9'11" x 14'02" - 3.02m x 4.32m

Utility Room: 9'11" x 8'00" - 3.02m x 2.44m

Bedroom One: 14'05" x 16'00" - 4.39m x 4.88m

Bedroom Two: 9'07" x 13'07" - 2.92m x 4.15m

Bathroom: 4'11" x 10'03" - 1.49m x 3.12m

Home Office: 4'04" - 9'07" - 1.32m x 2.92m

W.C.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: SEPTIC TANK

Heating: OIL & LOG BURNER

Broadband: CABLE

Mobile Signal Coverage Blackspot: NO

Parking: DOUBLE GARAGE AND DRIVEWAY

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: E

EPC RATING: TBC

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