

**Roseberry Cottage, Little Burn Lane, DH7 8HA**

£80,000



**Features**

- Highly sought after area
- Sunny property
- Must be seen to be appreciated
- Special hidden feature

**Full Description**

**Living Room** 3.86m x 5.7m

A well proportioned living room which benefits from a large window which allows sunlight to stream through, creating a wonderfully pleasant atmosphere. The room also benefits from contemporary flooring. The dimensions of the room work really well, as it allows the property to provide versatile living accommodation as it can be used as one large living room, or there is space for a dining area, should this be required

**Kitchen** 1.88m x 6.43

A really long galley kitchen which provides an ample range of base and wall units, and a wonderfully large bench perfect for the keen cook to roll out pastry. The contemporary units are enhanced by modern flooring and a complimentary worktop.

**Bedroom 1** 4.90m x 3.42m

A well appointed master bedroom. In keeping with the rest of the property, sunlight streams through the window and creates an exceptionally pleasant atmosphere. Wood flooring gives a warming welcome and a pleasing aesthetic. The room also benefits from integrated wardrobes.

**Bedroom 2** 2.89m x 1.95m

A well proportioned second bedroom which benefits from neutral decoration and the same wooden flooring that runs throughout the landing and master bedroom which creates a really warming and pleasant atmosphere.

**Bathroom** 2.94m x 1.44m

The bathroom is very spacious and benefits from a white basin and toilet, and a shower enclosure with shower.

**Special feature**

There are two rooms accessible in the loft space via a ladder on the landing. These rooms do not have full building regulations, but offer an excellent opportunity to be used as a playroom and home office respectively. They also allow the property to provide versatile living accommodation, as can be used for a multitude of purposes.

**Contact Us**

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