

Ashville Drive, Hurworth, Darlington, DL2 2JL  
Offers over £325,000



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## Offers over £325,000

### Council Tax Band: D

**\*\* VURV Estates \*\* The Art of Property**

We have the pleasure in announcing this impressive four bedroom, extended, dormer style detached residence superbly positioned in the well regarded and picturesque village of Hurworth where one can walk for miles and enjoy scenic beauty. This particular home enjoys a \* Sumptuous interior \* Quality inside & outside \* Immense open plan living \* fabulous kitchen \* contemporary bathroom \* viewings strongly recommended \*

The property is extremely versatile with bedrooms to both floors, suiting the needs of both a growing family but, also those buyers searching for spacious retirement home. The home has been significantly improved by the present owners with a great deal of care but, with little regard for cost resulting in this luxurious property. Ashville Drive is a choice cul-de-sac in this most desirable village. It lies within walking distance of the well regarded Hurworth Primary and Secondary Schools. The award winning Rockcliffe Hall Hotel Spa & Golf Course is on your doorstep, as are country walks around scenic beauty. Darlington town centre is only a short drive away, as is Teesside International Airport, and links to the A1(M) and A66.

The main living area runs nicely to a large kitchen diner perfect to maximise on family time, considered the heart of many homes. A beautifully appointed bathroom with four piece suite and two well-dressed bedrooms can be found to the ground floor, one currently used as a dressing room and two good size bedrooms to the first floor. The significant improvements continue outside with a sweeping driveway giving a fabulous first impression, allowing generous parking for multiple vehicle and a motorhome/caravan.

#### Ground floor

A welcoming entrance hallway with open spindle balustrade leading to the first floor. The lounge/diner is a generous open plan reception area perfect for modern day living. There is ample space for both seating and dining with an original ceramic tiled feature fireplace and bay window. The immense open plan continues into the fabulous kitchen breakfast room extension which allows for seating and time to reflect. The kitchen enjoys modern, dark Charcoal tone units perfectly complimented with a marble effect worktop and integrated appliances consist of an electric ceramic hob with overhead extractor, oven and dishwasher. There is a breakfast bar and French doors to the garden. An impressive, large lantern style skylight has been installed to the

extension flooding the room with natural light. Two bedrooms to the ground floor, the master to the front, fourth bedroom to rear overlooking the garden, currently used as a dressing room/walk in wardrobe. The contemporary bathroom is fitted with a four piece suite to include a bath, separate shower cubicle with a mains fed waterfall shower, basin with vanity unit and w.c.

#### First floor

Small landing with a built in cupboard housing the central heating boiler. Two double bedrooms to this floor, complimenting the two bedrooms to the ground floor.

#### Externally

The imprinted concrete driveway is such a great first impression and curb appeal, continuing to the right side of the property into the rear garden. It allows generous parking, through double gates to provide further secure parking, ideal for a motorhome or caravan.

The rear garden is enclosed by fencing with a patio area, positioned to catch the best of the Summer sunshine. A useful timber outbuilding completes VURV Estates summary, (measuring 3.8m x 3.8m) providing useful, secure storage.

#### Please note:

Council tax Band - D

Tenure - Freehold

EPC - C

VURV Estates 'The Art of Property'

Selling homes in Darlington & surrounding with forward thinking Estate Agency.

#### Disclaimer:

These particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) with the intention of providing

a fair and accurate guide to the property. They do not constitute or form part of an offer or contract nor may they be regarded as representations, all interested parties must themselves verify their accuracy. No tests or checks have been carried out in respect of heating, plumbing, electric installations, or any type of appliances which may be included.

#### Principal elevation

#### Entrance hallway

#### Lounge

28'2" x 11'10" (8.61 x 3.63)

#### Kitchen/breakfast room

20'0" x 17'3" narrows to 10'0" (6.1 x 5.28 narrows to 3.05)

#### Principal bedroom

11'1" x 10'9" (3.40 x 3.28 )

#### Bedroom four/dressing room

17'3" x 11'8" (5.28 x 3.58)

#### Bathroom

#### First floor landing

#### Bedroom two

12'2" x 10'11" (3.73 x 3.35)

#### Bedroom three

11'1" x 10'9" (3.40 x 3.28 )

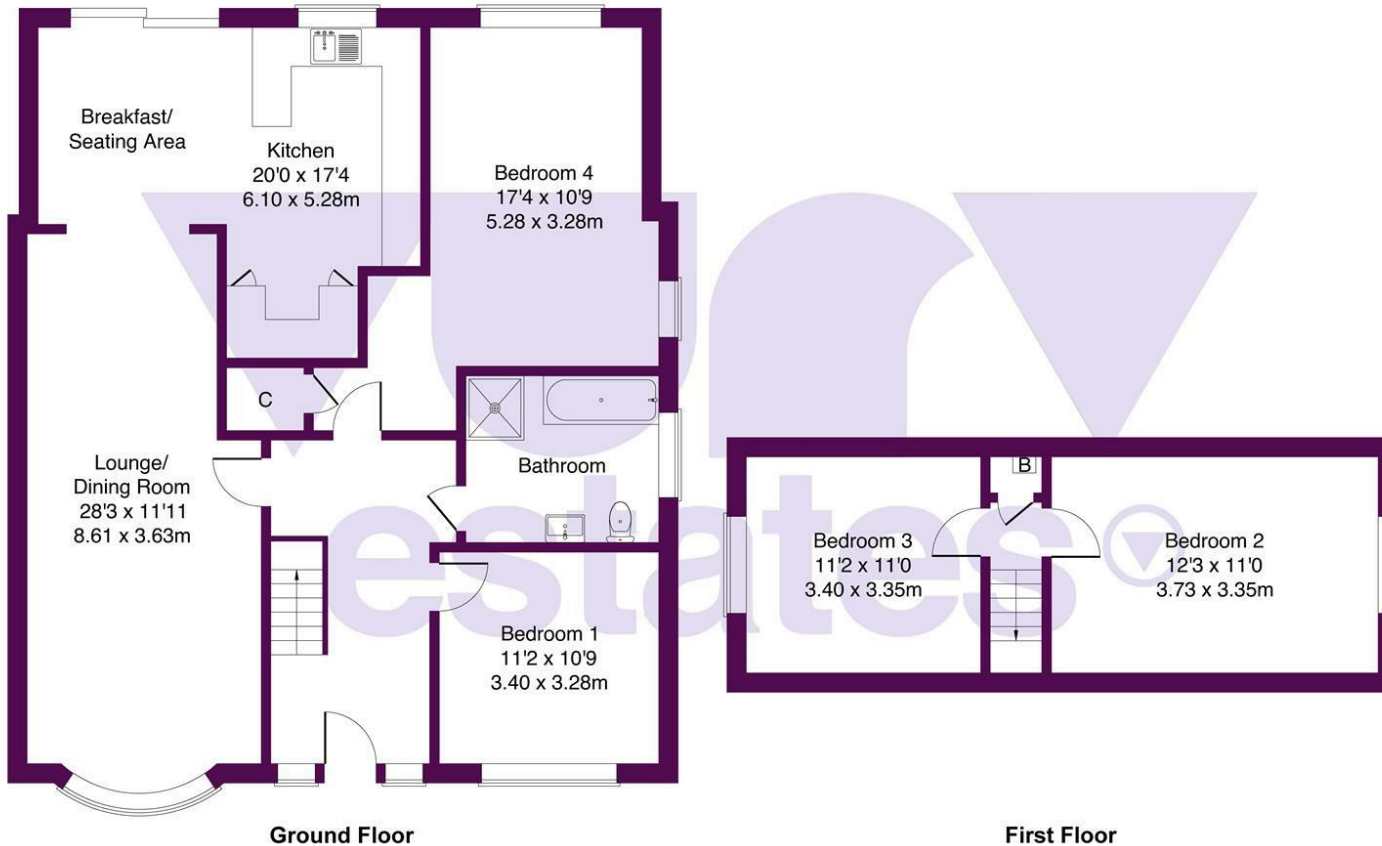
#### Rear garden





## Ashville Drive, Hurworth, DL2 2JL

Approximate Gross Internal Area: (1550 sq ft - 144 sq m.)



Not to Scale. Produced by The Plan Portal 2024  
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| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         | <b>81</b> |
| (81-91) <b>B</b>                            |  | <b>69</b>               |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |