

Roundhill Close, Hurworth, Darlington, DL2 2EB
Offers in the region of £325,000



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Council Tax Band: D

** VURV estates ** The Art of Property -

Nestled in the highly sought-after cul-de-sac of Roundhill Close, Hurworth, this semi-detached house presents an exceptional opportunity for family living in a picturesque village. Overlooking the playing fields of Hurworth Primary School, the property boasts a peaceful setting that is perfect for those seeking a harmonious community spirit.

This larger than average extended home features three reception rooms, including two main living areas and a snug/study, providing ample space for relaxation and entertainment. The stunning contemporary kitchen is a highlight, designed to cater to modern living with style and functionality. The family bathroom and en suite have also been beautifully refurbished, ensuring comfort for all residents.

The property comprises a total of four bedrooms, with three of them being generous doubles. The principal bedroom benefits from the en suite, offering a private retreat for the homeowners.

Outside, there is convenient parking via a resurfaced double driveway and garage, making it ideal for families or those with multiple cars. The location is particularly appealing, being within walking distance to the award-winning Rockcliffe Hall Hotel & Spa, which adds a touch of luxury to everyday life.

It's close proximity to the well regarded Hurworth Primary & Secondary Schools make it an ideal choice for families with children.

This home is perfect for those who appreciate a blend of modern living and community charm, making it a must see for potential buyers or looking to settle in a delightful village location. It lies within easy reach of the A66 & A1(M), Teesside International Airport and Darlington train station & town Centre.

Ground floor

Light and airy hallway giving a delightful first impression. Fabulous family living with an excellent size lounge to the front, separate dining room, with a pleasant open aspect to a cozy snug/study. Stunning kitchen which has been refitted to a high standard with little regard for cost, providing a good range of units, quartz work surfaces, gas hob, chimney style extractor, single oven, integrated fridge/freezer, slim line dishwasher and inset lighting. Rear lobby with useful utility and ground floor WC. The rear lobby also allows access to the garage which means it is possible to reach cars undercover, a feature not to be underestimated during those colder months.

First floor

Landing opening to the four bedrooms and stunning contemporary bathroom. Three double bedrooms and a good size single all in

excellent decorative order. The principal of particular interest, enjoying an impressive en suite shower room.

Externally

Lawn garden to the front with a resurfaced block paved driveway allowing parking for two vehicles, leading to the garage with electric up and over door, lighting and power and the added benefit of EV charging point. The garage also houses the 'Baxi' Combi Boiler. Pedestrian side access takes you to the rear garden, considered a good size but also manageable, featuring a delightful garden room/bar, which can double up as storage. There is an outside water tap and paved patio area, perfect for those warmer months.

Please note:

Council Tax Band - D

Tenure - Freehold

EPC Rating: C

Total sqft to be considered guide only and includes garage.

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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

12'5" x 13'10" (3.79 x 4.22)

Separate dining room

10'4" x 10'6" (3.16 x 3.21)

Snug/study

7'8" x 7'8" (2.35 x 2.36)

Kitchen

10'4" x 9'3" (3.15 x 2.84)

Rear lobby, useful pantry and ground floor WC

First floor

Landing

Principal bedroom

8'7" x 17'4" (2.64 x 5.29)

En suite shower room

8'7" x 5'7" (2.63 x 1.72)

Second bedroom

10'1" x 14'2" (3.09 x 4.33)

Third bedroom

12'2" x 10'4" (3.73 x 3.15)

Fourth bedroom

9'1" x 12'7" (max) (2.77 x 3.84 (max))

Family bathroom

Garage

8'7" x 16'1" (2.64 x 4.91)

Rear garden

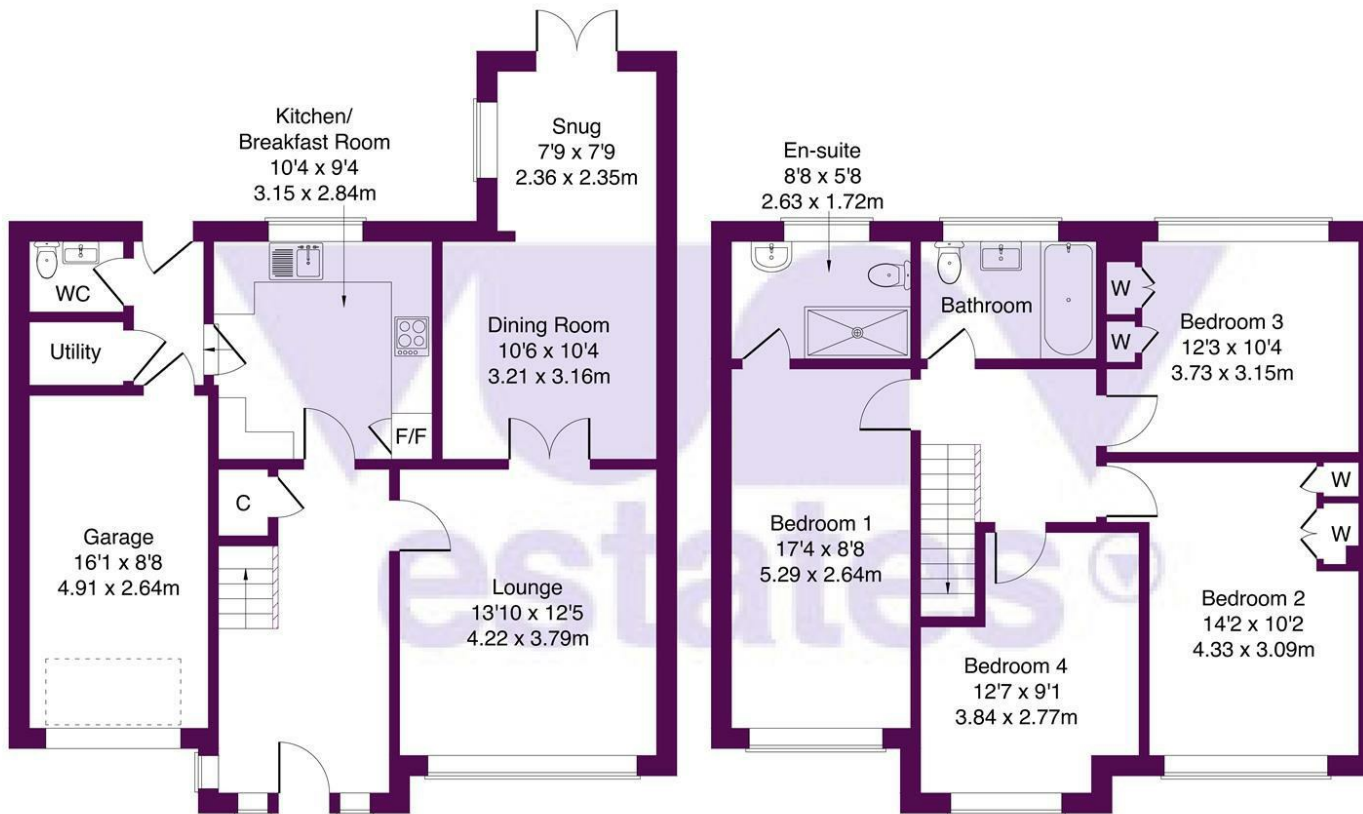
Rear elevation





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Approximate Gross Internal Area: (1582 sq ft - 147 sq m.)



Ground Floor

First Floor

Not to Scale. Produced by The Plan Portal 2025
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B	73	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	