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Elmfield Road  
Hurworth, Darlington, DL2 2JJ

**Offers in the region of £380,000**

House - Detached  
4 Bedroom/s  
2 Bathroom/s

Welcome to Elmfield Road, Hurworth, a charming location that could be the setting for your new home! This stunning detached house boasts not one, but THREE spacious reception rooms, and a study should you need to work from home, perfect for entertaining guests or simply relaxing with your loved ones. With three/four bedrooms, there's ample space for a growing family. Imagine starting your day in one of the two bathrooms, designed for both comfort and convenience. No more waiting in line during the morning rush! The property also offers a twin driveway parking for several vehicles ensuring that you and your guests will always have a place to park without any hassle, giving access to the garage.

This house on Elmfield Road truly offers the best of both worlds - a peaceful retreat from the hustle and bustle of daily life, yet still conveniently located near all the amenities you could need. Don't miss out on the opportunity to make this house your home - book a viewing today and see for yourself the potential this property holds for you and your family.





- PICTURESQUE VILLAGE LOCATION
- EXPANSIVE LIVING SPACE
- CUL-DE-SAC
- THREE/FOUR BEDROOMS
- TWIN DRIVEWAY ALLOWING AMPLE OFF ROAD PARKING
- WALKING DISTANCE TO WELL REGARDED SCHOOLS
- THREE RECEPTION ROOMS PLUS STUDY ROOM
- TWO LARGE RECEPTION ROOMS
- EN-SUITE OFF MASTER BEDROOM
- CORNER SITED MATURE, ESTABLISHED GARDENS

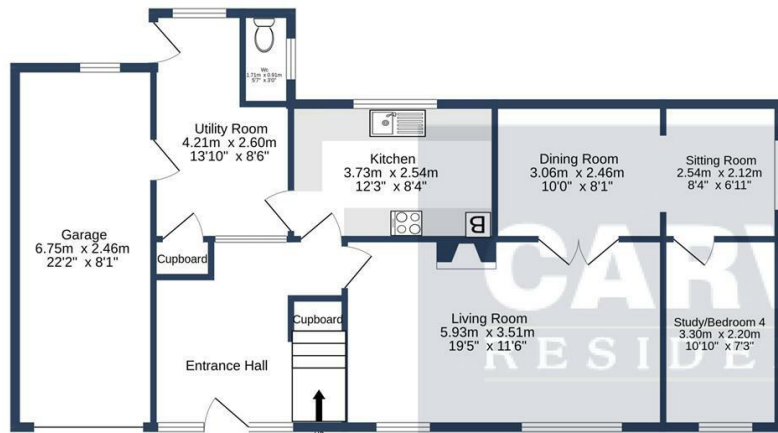
#### GENERAL INFORMATION

Tenure: Freehold

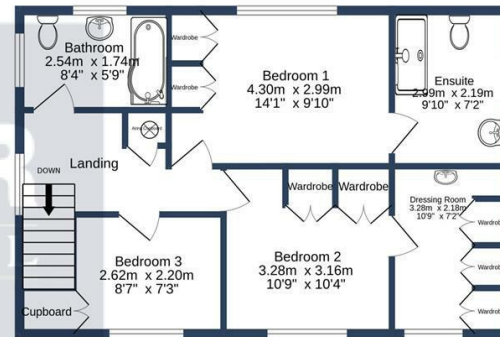
Services: Gas central heating, mains electric, water and drainage.

Double glazing

Local Authority: Darlington Borough Council (Tax Banding E)



GROUND FLOOR  
92.6 sq.m. (997 sq.ft.) approx.



1ST FLOOR  
55.6 sq.m. (599 sq.ft.) approx.

ELMFIELD ROAD, HURWORTH. DL2 2JJ.

TOTAL FLOOR AREA: 148.2 sq.m. (1596 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</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	

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Your home may be repossessed if you do not keep up repayments on your mortgage. There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed

MAB 6202



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