



Nestled in the exclusive "Hurworth Gardens" Bellway development in Hurworth, Darlington, this stunning four-bedroom detached house, built in 2022, offers a perfect blend of modern living and elegant design. Spanning an impressive 1,550 square feet, the property is crafted to a high specification, ensuring both comfort and style.

Upon entering, you are greeted by a welcoming hallway that leads to a convenient ground floor cloakroom/WC. The heart of the home is undoubtedly the open-plan kitchen and family room, which is fitted with integrated appliances, double oven, integrated microwave, induction hob & Wine Fridge making it ideal for both entertaining and everyday family life. Adjacent to this space is a handy utility room, providing additional practicality.

The master bedroom is a true retreat, featuring built-in wardrobes and a luxurious en-suite bathroom. In addition to the master suite, there are three further double bedrooms, each offering ample space and natural light, along with a well-appointed family bathroom and en-suite to bedroom two.

Outside, the property boasts an extensive driveway, providing ample parking for multiple vehicles along with EV charger and mature, established gardens that enhance the overall appeal of the home. This delightful property is perfect for families seeking a modern lifestyle in a tranquil setting, while still being conveniently located for local amenities and transport links. Don't miss the opportunity to make this exceptional house your new home.





- STUNNING, IMPRESSIVE DETACHED HOME
- BUILT TO A HIGH SPECIFICATION THROUGHOUT
- WALKING DISTANCE TO WELL REGARDED SCHOOLS
- CUL-DE-SAC LOCATION
- INTERNAL VIEWING WILL IMPRESS THE DISCERNING BUYER

- LOCATED WITHIN THIS EXCLUSIVE DEVELOPMENT
- PICTURESQUE VILLAGE
- OPEN PLAN FITTED KITCHEN/FAMILY ROOM WITH QUALITY APPLIANCES
- DOUBLE WIDTH DRIVEWAY, LEADING TO GARAGE WITH EV CHARGER
- NO ONWARD CHAIN

#### GENERAL INFORMATION

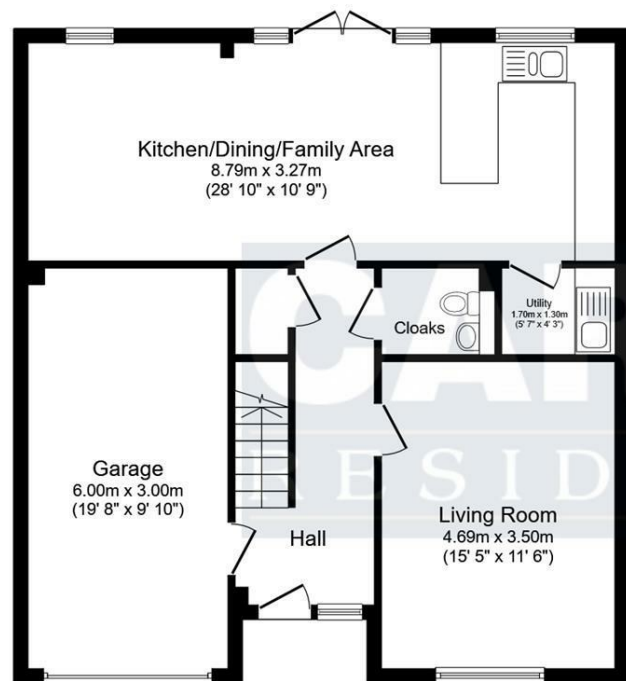
Tenure: Freehold

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

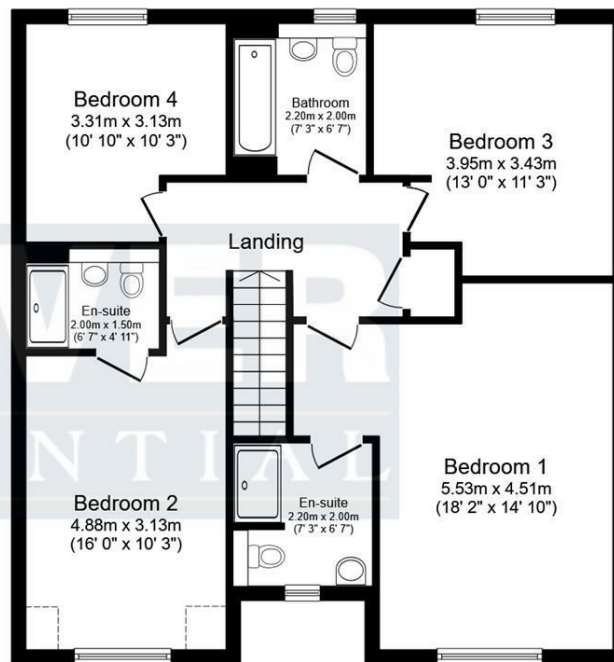
Double glazing

Local Authority: Darlington Borough Council (Tax Banding E)

Buyers please note there is a green levy for green areas - our vendor advised they were quoted £125 + VAT on completion, however this has not been charged as yet



**Ground Floor**  
Floor area 80.2 m<sup>2</sup> (863 sq.ft.)



**First Floor**  
Floor area 80.2 m<sup>2</sup> (863 sq.ft.)

**TOTAL: 160.4 m<sup>2</sup> (1,726 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

| Energy Efficiency Rating                    |  |                         |
|---------------------------------------------|--|-------------------------|
| Very energy efficient - lower running costs |  |                         |
| (92 plus) <b>A</b>                          |  |                         |
| (81-91) <b>B</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 |
|                                             |  | Current Potential       |
|                                             |  | 85 93                   |

**We can search 1,000s of mortgages for you**

It could take just 15 minutes with one of our specialist advisers:  
Call: 01325 380088. Visit: Any of our Offices. Online: [www.mortgageadvicebureau.com/carver](http://www.mortgageadvicebureau.com/carver)



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



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Nick & Gordon Carver Residential or Commercial, Nick & Gordon Carver, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property



**14 Duke Street, Darlington**  
**Co Durham, DL3 7AA**  
**01325 357807**  
**[sales@carvergroup.co.uk](mailto:sales@carvergroup.co.uk)**

**63 Dalton Way, Newton Aycliffe**  
**Co Durham DL5 4NB**  
**01325 320676**  
**[aycliffe@carvergroup.co.uk](mailto:aycliffe@carvergroup.co.uk)**

**41 Market Place, Richmond**  
**North Yorkshire, DL10 4QL**  
**01748 825317**  
**[richmond@carvergroup.co.uk](mailto:richmond@carvergroup.co.uk)**

**219 High Street, Northallerton**  
**North Yorkshire DL7 8LW**  
**01609 777710**  
**[northallerton@carvergroup.co.uk](mailto:northallerton@carvergroup.co.uk)**