



Minster Walk,

Hurworth, Darlington, DL2 2AR

**Offers in the region of £280,000**

House - Detached  
4 Bedroom/s  
2 Bathroom/s



An impressive detached house located in the sought-after village of Hurworth-on-Tees just outside of Darlington. This stylish property boasts two reception rooms, four bedrooms (one currently used as a dressing room), en-suite and bathroom, offering ample space for comfortable living. As you step inside, you'll be greeted by the open-plan living accommodation on the ground floor, creating a warm and inviting atmosphere for entertaining guests or relaxing with family. The modern kitchen is perfect for whipping up delicious meals and enjoying culinary delights. One of the highlights of this property is the en-suite off bedroom one, providing a touch of luxury and convenience. With parking available to the front of the property, you'll never have to worry about finding a spot after a long day. Step outside to the south-facing rear garden, a tranquil oasis where you can soak up the sun, enjoy a morning coffee, or host summer barbecues with friends and family. The popular village location offers a sense of community and convenience, with local amenities and schools within easy reach. Don't miss the opportunity to make this delightful property your new home. Book a viewing today.







- SOUTH FACING REAR GARDEN
- MODERNISED KITCHEN
- POPULAR VILLAGE LOCATION

- OPEN PLAN LIVING ACCOMMODATION
- EN-SUITE OFF BEDROOM ONE

#### **GENERAL INFORMATION:**

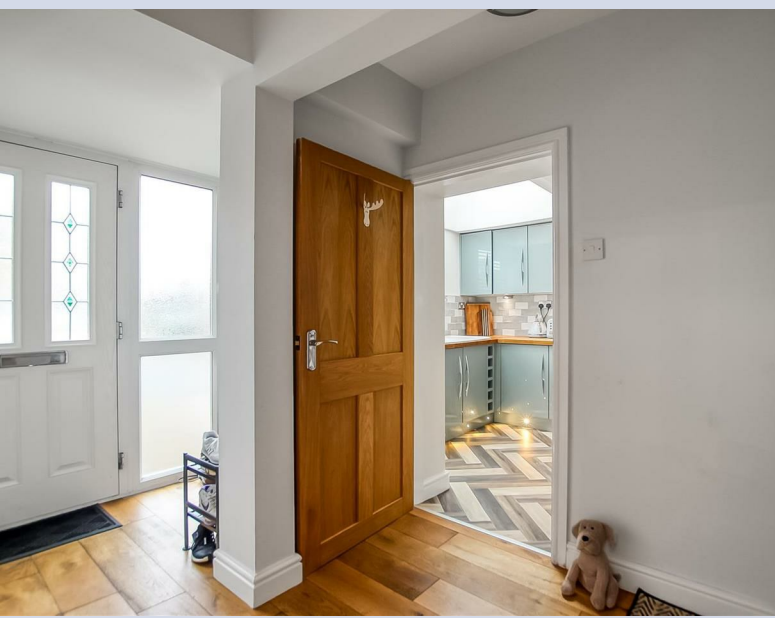
Tenure: Freehold

Services: Gas central heating (new Combi boiler installed March 2023), mains electric, water and drainage.

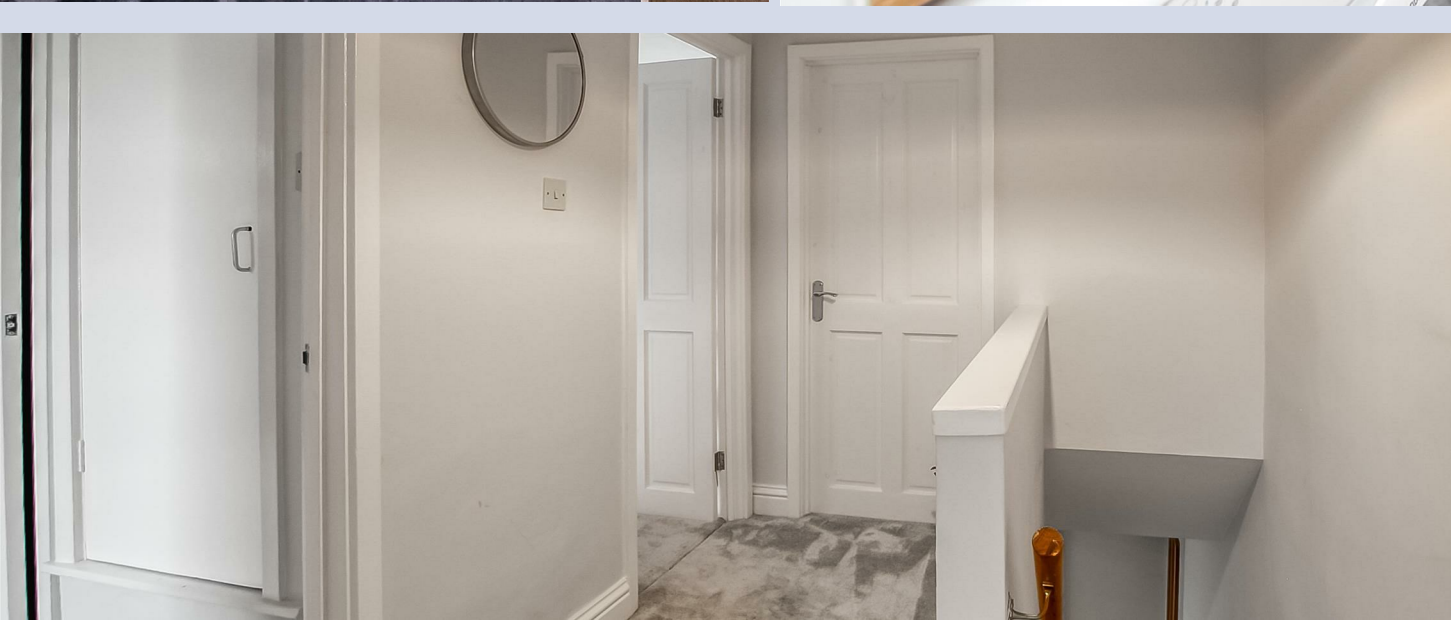
Double glazing

Local Authority: Darlington Borough Council (Tax Banding D)









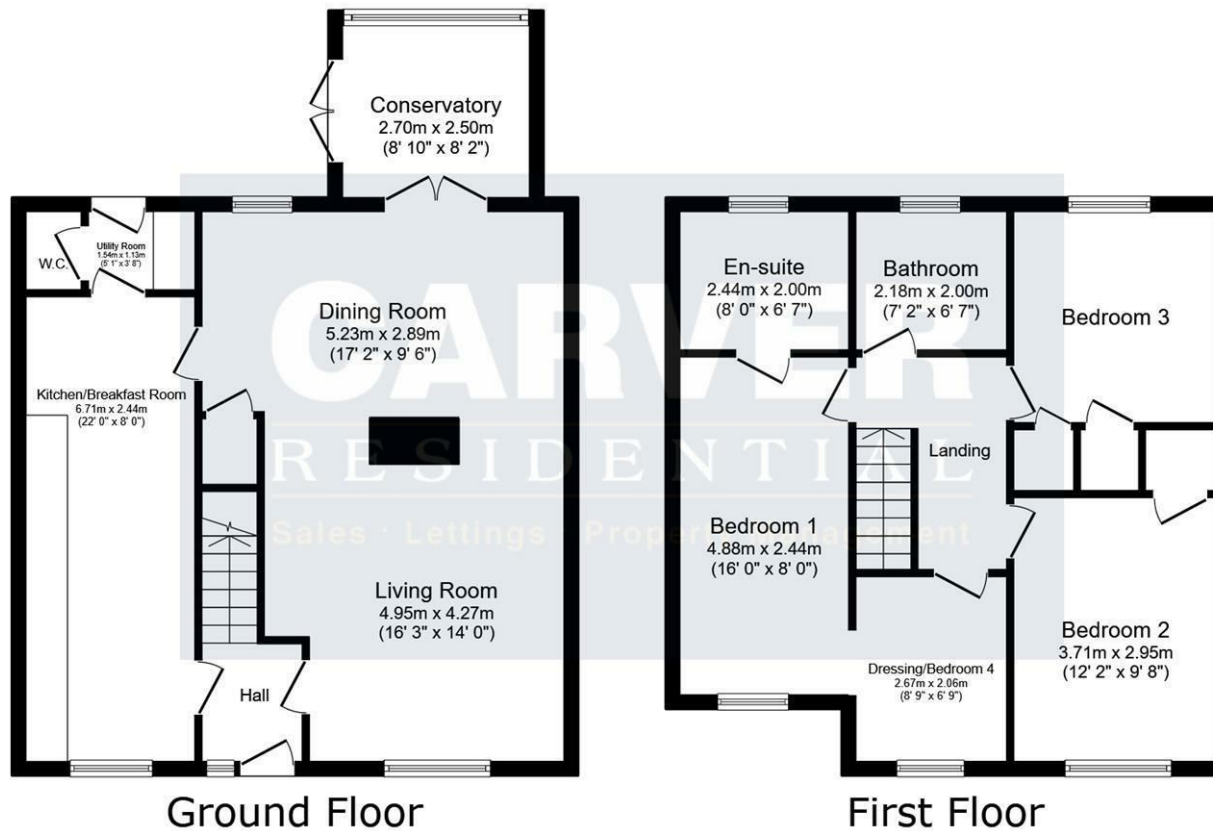












| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
| Very energy efficient - lower running costs | Current | Potential               |
| 92-100 <b>A</b>                             |         | 82                      |
| 81-91 <b>B</b>                              |         |                         |
| 69-80 <b>C</b>                              | 68      |                         |
| 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 |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

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)

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MAB 6202



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