



Located in a prime, tucked-away position just off the main road and close to the village centre, this generously proportioned single-storey home sits on a substantial plot and offers a rare opportunity to enjoy peaceful village living with excellent amenities nearby.

Hurworth Village is well connected by road and benefits from a local bus service. The village boasts a vibrant community with a wide range of facilities including a general store with post office, reputable schools, a doctor's surgery with pharmacy, dentist, two churches, hairdresser, fish and chip shop, gym/spa, and a choice of cafés, pubs and even a Michelin-starred restaurant.

The property itself has been thoughtfully extended and altered to provide a well-configured and comfortable home. Accommodation comprises:

Entrance hallway with loft access to an insulated and boarded roof space

Two spacious double bedrooms (originally three)

A house bathroom and a separate shower room with toilet and basin

Generous lounge opening into a bright conservatory with French doors to the rear garden

Large living kitchen with dining area and patio doors to the garden, ideal for entertaining





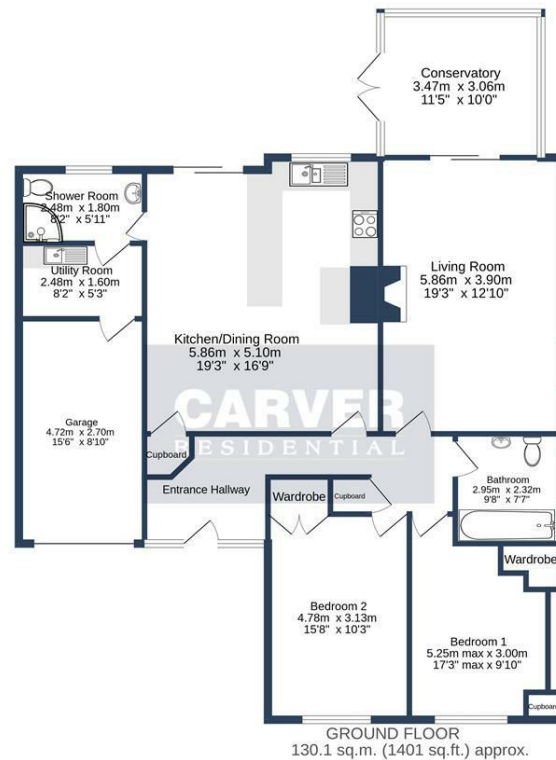
- EXTENDED BUNGALOW
- LARGE SOUTH FACING GARDEN
- POPULAR VILLAGE LOCATION
- GARAGE AND AMPLE PARKING

GENERAL INFORMATION:

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

Double glazing

Local Authority: Darlington Borough Council (Tax Banding E)



FRIARS PARDON, HURWORTH, DL2 2DZ.
TOTAL FLOOR AREA: 130.1 sq.m. (1401 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) A		
(81-91) B		
(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	

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14 Duke Street, Darlington
Co Durham, DL3 7AA
01325 357807
sales@carvergroup.co.uk

63 Dalton Way, Newton Aycliffe
Co Durham DL5 4NB
01325 320676
aycliffe@carvergroup.co.uk

41 Market Place, Richmond
North Yorkshire, DL10 4QL
01748 825317
richmond@carvergroup.co.uk

219 High Street, Northallerton
North Yorkshire DL7 8LW
01609 777710
northallerton@carvergroup.co.uk

www.carvergroup.co.uk