





Its my absolute pleasure to bring to you this stunning property in the very popular and highly regarded village of Hurworth... Welcome to Yew Tree close!

This property is a MUST SEE! The presentation is impeccable, an interior designer would be happy living here.

Let's start our journey in the Kitchen, the heart of the property and a superb open plan living space. Picture the seen.. Friends round for dinner, relaxing in the family room or gathered in the kitchen as we do, spilling out through the double patio doors onto the alfresco area and garden. Chef's in the kitchen doing their thing with everything on hand from the 5 ring gas Hob and integrated appliances like the double fridge freezer, all whilst still being part of the gathering, entertaining the guests and keeping the wine flowing. The nights are getting longer, the weather warmer..... can you imagine yourself in this beautiful garden?

This is a fantastic large detached house offering 'the' perfect blend of comfort with modern living for all the family. Large open plan living the to the rear, with a stunning formal Lounge to the front for quieter evenings.

On the top floor we have four generously sized bedrooms, the master of which comes with dressing area and ensuite. Bedroom 2 also benefits with ensuite with the 3rd and 4th bedrooms sharing the family bathroom.

Parking is never a concern here, as the property accommodates up to four vehicles, one in the garage, 3 on the driveway providing ease and accessibility for you and your guests.

Situated in a peaceful neighbourhood, this is not only a Home but a sanctuary in the vibrant community of Hurworth. With local amenities and beautiful green spaces nearby, you will find everything you need







- Beautifully presented 4 Bed Detached home
- Formal lounge to front
- Impeccably presented
- Quiet, end of Cul-de-sac location (No through traffic)

- Open plan family room / dining / kitchen
- 4 Bedrooms, 2 ensuite, family bathroom and downstairs W/C
- Landscaped garden
- Parking for multiple vehicles + Single Garage

#### **GENERAL INFORMATION:**

Tenure: Freehold

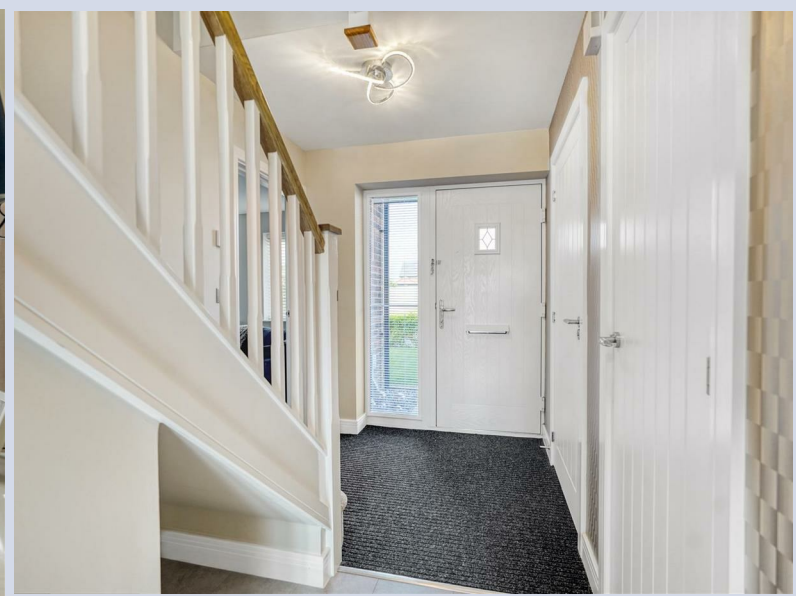
Services: Gas central heating, mains electric, water and drainage.  
Double glazing

Local Authority: Darlington Borough Council (Tax Banding F)









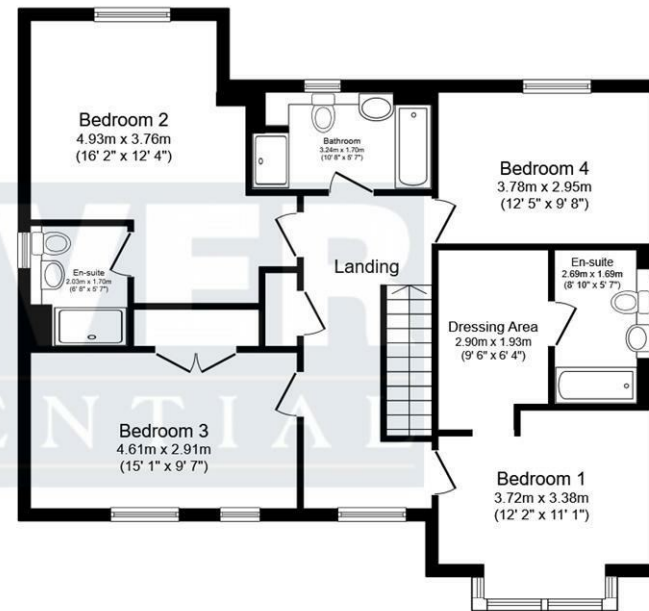
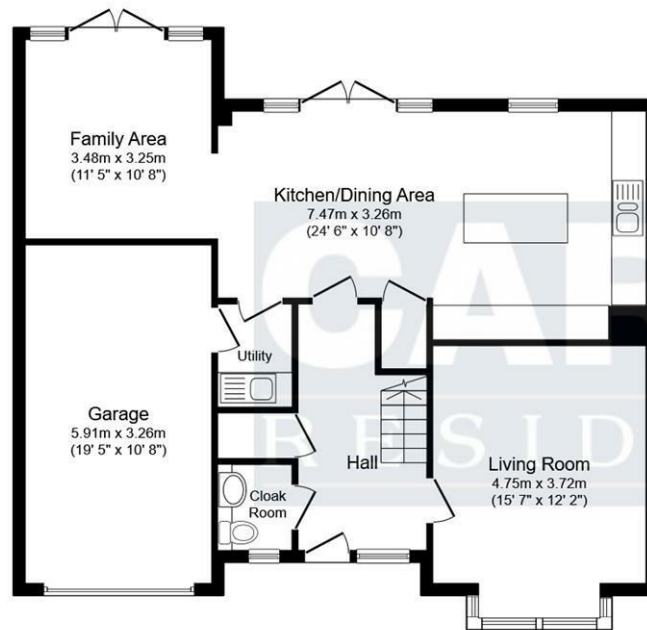












Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
92-100 <b>A</b>		93
81-91 <b>B</b>	85	
69-80 <b>C</b>		
55-68 <b>D</b>		
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Total floor area: 179.8 sq.m. (1,936 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

**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

**naea**  
**protectymark**

**PROTECTED**



**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)**

**[www.carvergroup.co.uk](http://www.carvergroup.co.uk)**