



**** LARGE SCALE EXTENDED FAMILY HOME ** ** SOUGHT AFTER VILLAGE LOCATION ****
**** SUBSTANTIAL ACCOMMODATION ** ** BEAUTIFULLY CARED FOR THROUGHOUT ****

A rare opportunity in today's market to acquire this truly impressive five bedroom property superbly positioned on this prestigious cul de sac enjoying no through traffic. Hurworth is a highly regarded peaceful, picturesque village where one can walk for miles and enjoy scenic beauty or simply relax and unwind in the property's well tended gardens. It lies within walking distance of the well respected Hurworth primary and secondary schools and the award winning Rockcliffe Hall Hotel Spa & Golf course. There is generous parking and a double garage perfect for a DIY or mechanical enthusiast. The front garden has recently been landscaped for low maintenance and the sizeable rear garden is perfect to entertain during those warmer months.

Please Note: Council tax band E. Freehold basis. EPC Band C
Please contact Smith & Friends Estate Agents in Darlington to arrange a viewing.

Friars Pardon, Hurworth, Darlington, DL2 2EA

5 Bed - House - Detached

O.I.R.O £520,000

EPC Rating: C

Council Tax Band: E

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Friars Pardon, Hurworth, Darlington, DL2 2EA



Internally rooms are generous, light and airy with no less than three reception rooms, plus a kitchen breakfast room. There are five well appointed bedrooms in total, four to the first floor complimented by a lovely family bathroom. The master bedroom can be found to the ground floor with a substantial en-suite. There is sumptuous interior design, quality fixtures and fittings throughout and gas central heating via a top of the range Worcester Combi boiler newly fitted 2023. This home has so much to offer both inside and out with thorough viewings strongly recommended at your earliest opportunity.



GROUND FLOOR

Light and airy entrance reception with newly fitted front door with side panel windows. Off to the left is a utility/laundry room featuring a range of units, plumbing for a washing machine and integrated dishwasher. Right from the entrance is a nicely sized dining room with open spindle balustrade leading to the first floor. Double doors from the dining room take you to a large principal reception room which will certainly not fail to impress, a perfect room for the coming and goings of an active family life. There is a large bow style window flooding the room with natural light and an attractive feature fireplace. There are double doors leading to a conservatory extension which is fully double glazed, allowing access to the rear garden. The main reception room also leads to an inner hall, to a ground floor cloak/w.c. and master bedroom. This nicely presented bedroom enjoys views over the garden, a fitted bedroom set and a large en-suite comprising of a deep panelled bath, double walk-in shower, basin, w.c. and attractive fully tiled walls and flooring. The stunning kitchen breakfast room considered the hub of many homes has ample space for dining overlooking the garden. Luxurious bespoke fitted kitchen providing a fantastic range of hardwood units with granite work surfaces, ceramic sink unit, Neff appliances comprising of a electric ceramic hob, microwave, oven and dishwasher. There is space for an American style fridge freezer and inset lighting.



FIRST FLOOR

Spacious landing with linen cupboard and large storage cupboard housing the refitted boiler. Four beautifully presented bedrooms, all in neutral décor and a nicely presented family bathroom with white suite comprising of a panelled bath with overhead shower, vanity wash hand basin and w.c.



EXTERNALLY

Generous block paved driveway for multiple vehicles leading to a double garage, ideal for secure parking or storage with two up and over doors, lighting and power. The front garden has just been landscaped with attractive paving considered low maintenance. Pedestrian side access to the generous well tended rear garden with excellent potential and a fabulous place to entertain. It features a large patio area, lawned gardens, a summer house and garden shed.



ENTRANCE HALL

UTILITY

DINING ROOM

19'5" x 11'3" (5.92m x 3.45m)

PRINCIPAL RECEPTION ROOM

20'2" x 19'5" narrows to 13'10" (6.16m x 5.92m narrows to 4.23m)

CONSERVATORY

22'11" x 9'8" (6.99m x 2.95m)



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INNER HALL

GROUND FLOOR W.C.

MASTER BEDROOM

16'0" x 11'6" (4.88m x 3.53m)

EN-SUITE BATHROOM/W.C.

11'3" x 10'7" (3.45m x 3.24m)

KITCHEN

25'11" x 9'4" (7.9m x 2.87m)

FIRST FLOOR LANDING

BEDROOM

16'0" x 9'9" narrows to 6'6" (4.9m x 2.98m narrows to 1.99m)

BEDROOM

15'1" x 12'4" (4.62m x 3.78m)

BEDROOM

12'10" x 12'4" (3.93m x 3.77m)

BEDROOM

8'11" x 12'10" (2.73m x 3.93m)

FAMILY BATHROOM/W.C.

9'3" x 9'5" (2.82m x 2.88m)

FRONT EXTERNAL

DOUBLE GARAGE

16'7" x 18'6" (5.08m x 5.66m)

GARDEN



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Friars Pardon

Approximate Gross Internal Area
2777 sq ft - 258 sq m
(Excluding Eaves)



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	78
(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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