



**\*\* REDUCED \*\* PRESTIGIOUS LOCATION \*\* \*\* PICTURESQUE VILLAGE \*\* \*\* DOUBLE GARAGE \*\*  
**\*\* SOLAR PANELS \*\* \*\* LUXURIOUS ACCOMMODATION \*\*****

Brought to the market with NO ONWARD CHAIN this fabulous, deceptively spacious and significantly improved two double bedroom, two reception room property enjoys an abundance of charm and character located in the heart of this sought-after village. Overlooking All Saints Church and within walking distance of the multi award winning 'The Bay Horse' and 5-star Rockcliffe Hall Hotel Golf and Spa. There are well regarded primary and secondary schools making it ideal for a family. One can also walk for miles and enjoy scenic beauty around the village. Internally the property really is a joy, with well proportioned, flexible rooms perfect for the coming and goings of modern day living. An extensive refurbishment was carried out in 2020 to an extremely high standard with little regard for cost including 'Durtona' kitchen and shower rooms.

Please Note: Council Tax Band B. Freehold basis. EPC Band C  
 Please contact Smith & Friends to arrange a viewing (formerly Robinsons Tees Valley)

**Church View, Hurworth, Darlington, DL2 2AF**  
**2 Bed - Cottage**  
**Offers In The Region Of £290,000**  
**EPC Rating: C**  
**Council Tax Band: B**  
**Tenure: Freehold**





# Church View, Hurworth, Darlington, DL2 2AF



Viewings certainly strongly recommended to appreciate this stylish elegant look that combines traditional features with contemporary detailing. Enjoying wooden double glazed windows, many with fitted ornate shutters. Double glazed composite doors to front and rear, separate alarm system for both the house and garage, delightful multi-fuel stove to the principal reception room and engineered wood flooring. Re-surfaced resin driveway to the rear leading to the double garage with electric roller door. A truly impressive home which, in our opinion will suit a host a buyers.

## GROUND FLOOR

Entrance vestibule with stairs to the first floor. Lounge to the front with a delightful multi-fuel stove for those cosy nights in, traditional ceiling beams and feature open brickwork. Separate dining room ideal for entertaining family and friends with open archway leading to the beautifully appointed kitchen. The 'Durtona' kitchen provides an excellent range of quality units with hardwood work surfaces and breakfast bar. Full Integrated appliances comprise electric ceramic hob with chrome chimney style cooker hood, single oven, microwave, fridge, slimline dishwasher and washing machine.

## FIRST FLOOR

Landing with hatch allowing loft access. Two generous, well dressed bedrooms and two luxurious contemporary shower rooms. Master bedroom to the front, second double length bedroom to the rear. Main family shower/wet room off the landing consists of a double walk-in shower, vanity wash hand basin and w.c. The second shower room is an en-suite to the second bedroom, equally as impressive with a double walk-in shower, vanity wash hand basin and w.c.

## EXTERNALLY

A lovely position in the village of Hurworth with a generous resin driveway to the rear and external water tap. The driveway can comfortably double up as a seating/garden area. Double garage ideal for a mechanical or DIY enthusiast with electric roller door, lighting and power with useful garage attic storage.

Image showing boundary is for guide purposes only and the agent do not take any liability for inaccuracies.

## ENTRANCE VESTIBULE

## LOUNGE

13'11x10'5 (4.24mx3.18m)

## DINING ROOM

7'11x14'6 (2.41mx4.42m)

## KITCHEN

9'7x12'11 (2.92mx3.94m)

## FIRST FLOOR LANDING

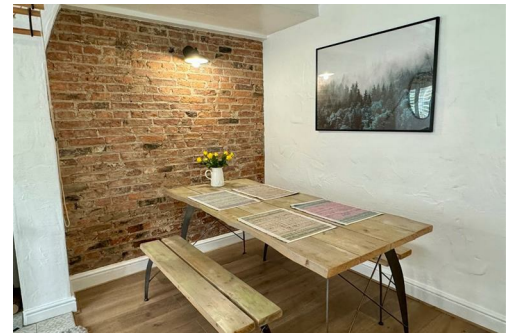
## BEDROOM

14'x10'4 (4.27mx3.15m)

## BEDROOM

19'2x7'3 (5.84mx2.21m)

## EN-SUITE SHOWER ROOM



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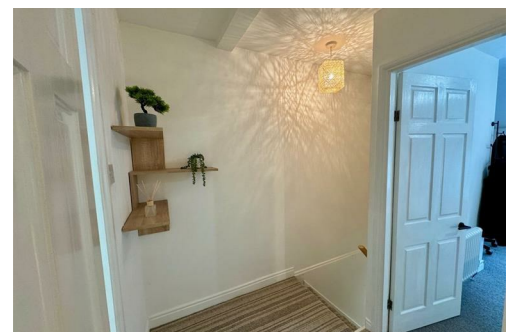
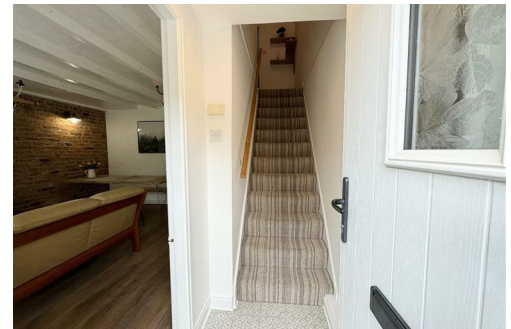


FAMILY SHOWER/WET ROOM

FRONT EXTERNAL

DOUBLE GARAGE

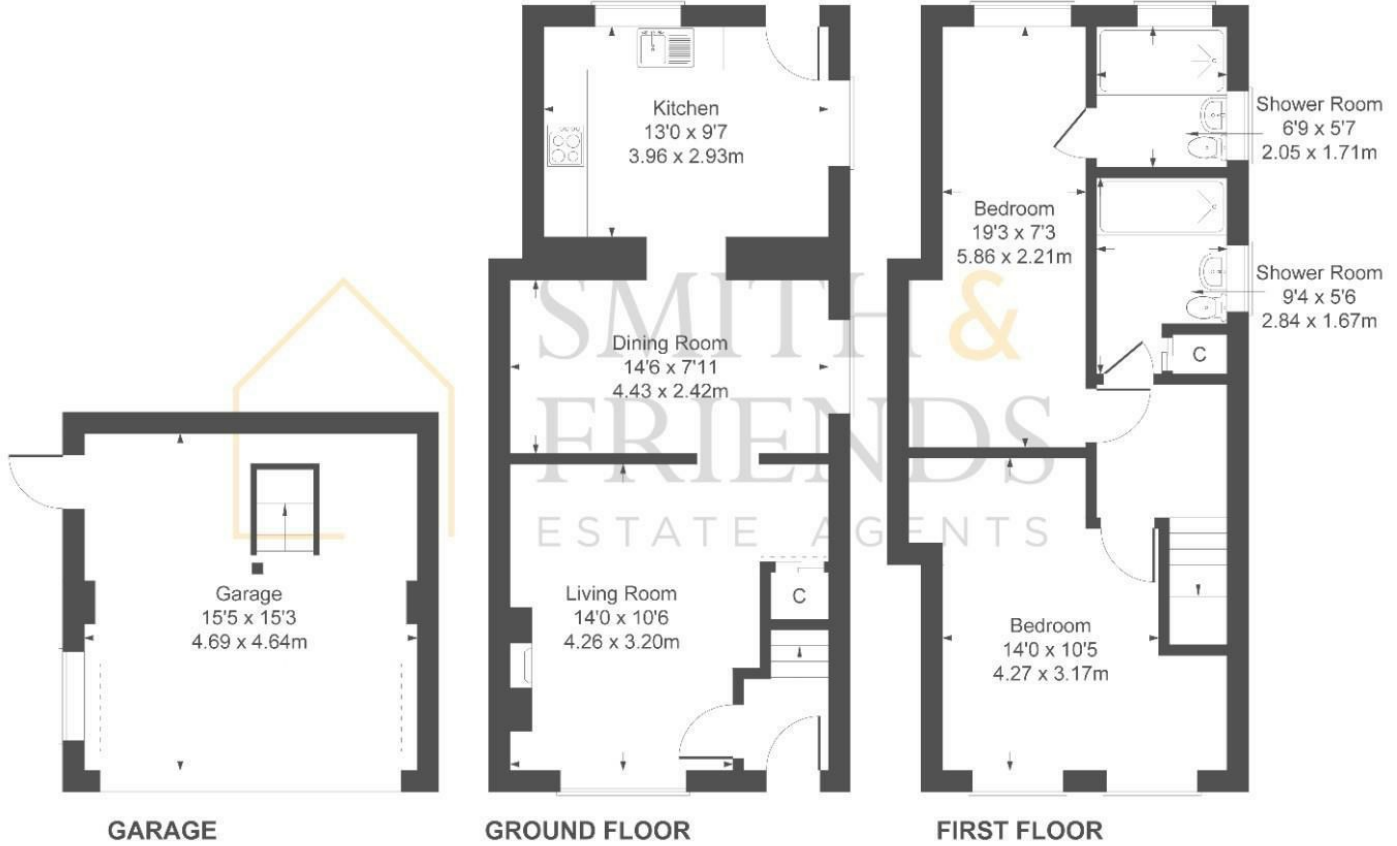
15'4x15'2 (4.67mx4.62m)



# Church View, Hurworth, Darlington, DL2 2AF

## Church View

Approximate Gross Internal Area  
936 sq ft - 87 sq m



Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.

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			87
(81-91) B		79	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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