



This spacious and beautifully extended 1960s detached four-bedroom house is situated in the picturesque village of Hurworth blending classic architecture with modern comfort. Set on a deceptive plot, the property boasts a well-maintained small front garden with a garage. Upon entering, the welcoming hallway leads to a large open-plan living room and boasts a lovely log burner and separate dining area, ideal for family gatherings and entertaining, with large windows providing an abundance of natural light.

The extension offers a modern kitchen fitted with contemporary appliances, utility room, ample storage and a breakfast area, opening onto the private rear garden, perfect for alfresco dining or relaxing.

Upstairs, the home features four well-proportioned bedrooms, including a spacious master bedroom with en-suite facilities. The other bedrooms one with en suite shower room, are ideal for family members or guests and can also serve as home office space in addition a sizeable family bathroom, completes the upper floor.

Please Note: Council tax band D Freehold basis. EPC Band D
Please contact Smith & Friends for a viewing (formerly Robinsons Tees Valley).

Roundhill Road, Darlington, DL2 2DX

4 Bed - House - Detached

£300,000

EPC Rating: D

Council Tax Band: D

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

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Entrance Hall

Lounge
18'7x11'8 (5.66mx3.56m)

Dining Room
15'10x15'6 (4.83mx4.72m)

Breakfast Kitchen
10'9x12'11 (3.28mx3.94m)

Utility Room
5'7x6'11 (1.70mx2.11m)

Cloakroom/ WC

First Floor Landing

Bedroom
10'4x15'5 (3.15mx4.70m)

En Suite
5'2x9'1 (1.57mx2.77m)

Bedroom
17'10x11'11 (5.44mx3.63m)

Bedroom
11'6x13'9 (3.51mx4.19m)

En Suite Shower Room
3'11x7'9 (1.19mx2.36m)

Bedroom
7'2x8'7 (2.18mx2.62m)

Bathroom
7'5x8'7 (2.26mx2.62m)

Outside

Front Garden

Rear Garden

Garage



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Ground Floor



Floor 1

Approximate total area⁽¹⁾
1640.96 ft²
152.45 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

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			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		67	78
		EU Directive 2002/91/EC	

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