

**\*\* VIRTUAL TOUR AVAILABLE \*\***

**\*\* DELIGHTFUL PICTURESQUE LOCATION \*\*\* COUNTRYSIDE VIEWS \*\***

**\*\* OUTSKIRTS OF HURWORTH \*\*\* BOTH BEDROOMS WITH EN-SUITE \*\*\* DOUBLE GARAGE \*\***

It is our pleasure to market this beautifully appointed, spacious yet cosy, two bedroom bungalow with panoramic views over adjoining countryside, giving a fabulous sense of peace and tranquillity. Kiln View Cottage is perfect for those buyers looking for a rural setting, yet handy enough for local shops and amenities which can be found in Hurworth or Darlington, both only a short drive away.

There is central heating via Propane gas with refitted boiler (2017) and all external windows and doors have been replaced in 2016.

It is in excellent decorative order with high ceilings and nicely appointed kitchen and shower room facilities. The rear garden is low maintenance and a great place to relax and unwind enjoying those countryside views, whilst to the front it has lovely curb appeal, nicely set back with a good size garden, patio area and gravelled driveway for optional parking. The double garage is situated in a block of three ideal for a DIY enthusiast, perfect for secure parking or storage.

This property really is a joy, with an abundance of character in such a peaceful location, it would certainly suit the needs of a variety of buyers

Please Note: Council tax band D. Freehold basis. EPC Band E

Please contact Smith & Friends to arrange a viewing (formerly Robinsons Tees Valley)

**The Potteries, Hurworth Moor, DL2 1QL**

**2 Bed - Bungalow**

**Offers In The Region Of £230,000**

**EPC Rating: E**

**Council Tax Band: D**

**Tenure: Freehold**



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In brief the accommodation comprises of a light and airy hallway, giving a great first impression via the composite front door, walk in utility room with plumbing for a washing machine. Sizeable reception room with a French door, attracting those views over countryside with ample space for both relaxing and dining, ideal for entertaining family and friends. Nicely appointed kitchen providing a nice range of wall and base units with laminate work surfaces, incorporating a stainless sink unit, electric ceramic hob, chrome chimney style cooker hood, single oven, wall mounted Worcester boiler and stable style uPVC door leading to the garden. Two double bedrooms which would suit a host of buyers, both enjoying en-suite shower rooms.



## EXTERNALLY

Such a peaceful, rural location which is a 'must view' to be appreciated. Somewhat of a hidden gem but, also within easy reach of the A1(M), A66, Darlington town centre and Teesside International Airport.



On arrival to the courtyard, there is a double garage (in a block of three) with electric up and over door, lighting, power and water supply. The front garden to the property is laid to lawn with a paved patio area, outside water tap, perfect to watch the sunset. The rear garden fully paved for low maintenance features those breathtaking views, has an outside water tap and South Easterly aspect perfect to enjoy the Morning and early Afternoon sunshine.

## ENTRANCE HALLWAY

## WALK-IN UTILITY ROOM

## LOUNGE

22'3" x 12'4" (6.8m x 3.78m)

## KITCHEN

8'3" x 8'11" (2.52m x 2.73m)

## BEDROOM

15'2" x 10'0" (4.63m x 3.06m)



## EN-SUITE SHOWER ROOM

## BEDROOM

13'5" x 11'7" (4.09m x 3.54m)

## EN-SUITE SHOWER ROOM



## FRONT EXTERNAL

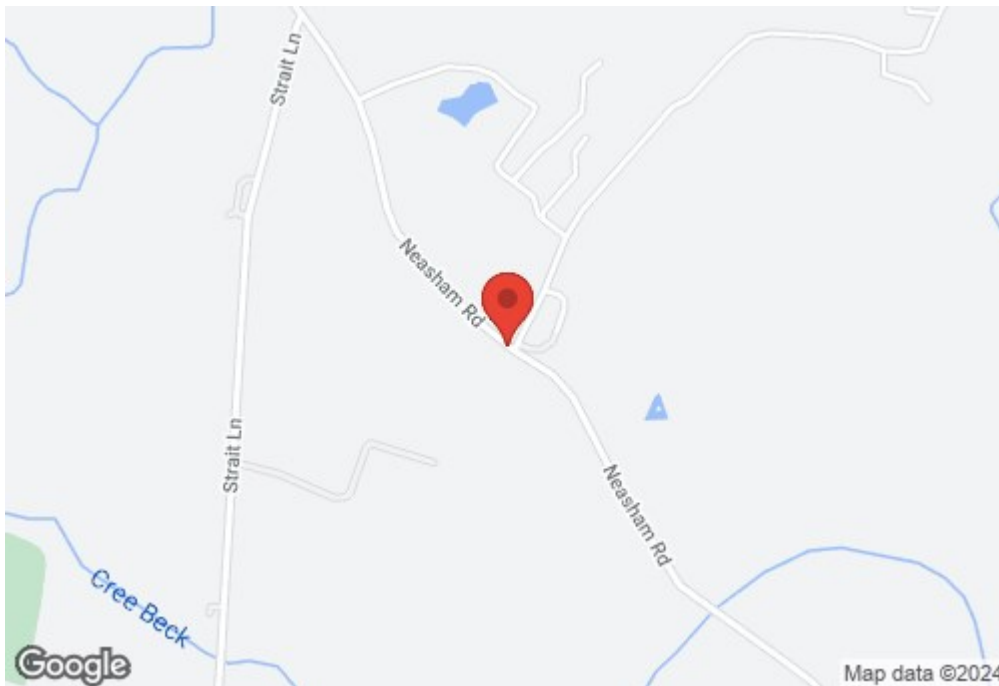
## DOUBLE GARAGE

19'1" x 16'11" (5.82m x 5.16m)

## GARDEN

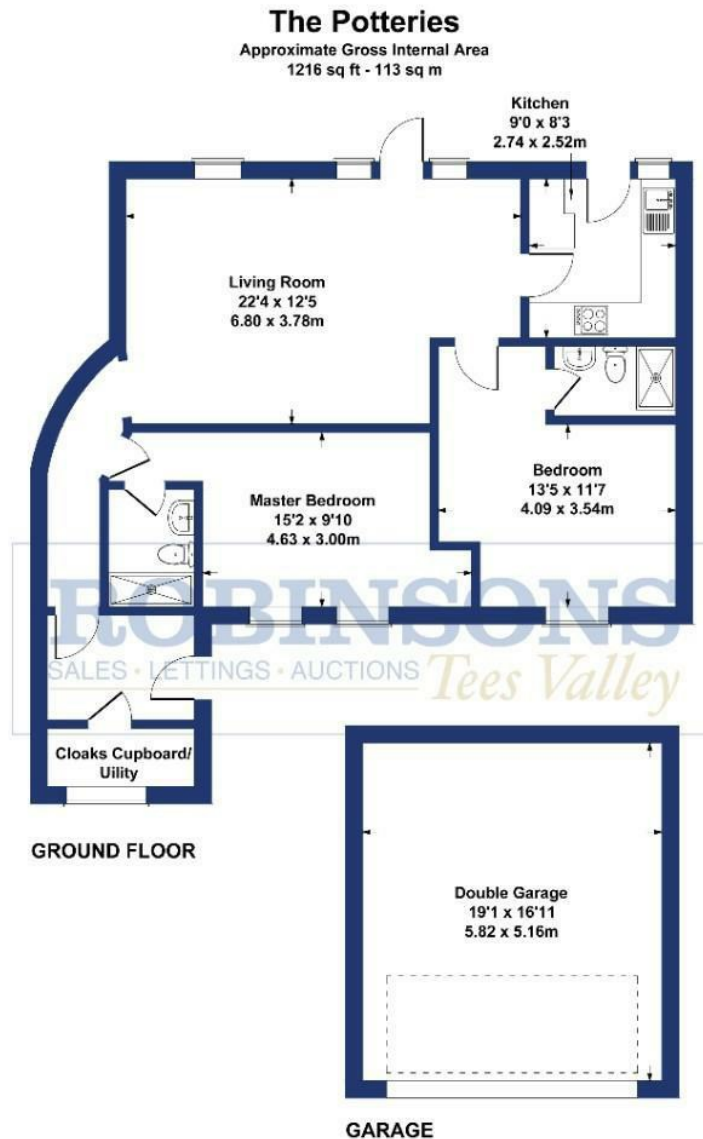


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**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

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.

Produced by Potterplans Ltd. 2023

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		49	68
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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