



Ann Cordey
ESTATE AGENTS
FOR SALE
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21 Blackthorn Drive, Hurworth, Darlington, DL2 2FU
Offers In The Region Of £379,995



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Exciting opportunity to purchase this FOUR BEDROOM DETACHED former show home with a vast amount of upgrades from standard, the property is situated in the extremely popular village of Hurworth and is well placed for local amenities and excellent schooling.

Tastefully decorated throughout and with the highest quality of fixtures and fittings, the property comprises of; Reception Hallway, Lounge, WC, Open Plan Kitchen, Dining and living space. Utility. To the first floor there are Four Double Bedrooms, two of which have en suite facilities and the family bathroom.

Externally the property benefits from a driveway to the front with ample off street parking. To the rear the property benefits from beautiful landscaped gardens with seating areas and borders filled with a variety of shrubs.

RECEPTION HALLWAY

The entrance door opens into the reception hallway which has access into the Lounge, Cloaks/wc and Kitchen/Dining and Family Room/. Access is also provided into the integral garage and the staircase leading to the first floor is situated here.

LOUNGE

16'2 x 11'05 (4.93m x 3.48m)

A spacious reception room having a UPVC window to the front aspect and tastefully decorated.

CLOAKS/WC

Fitted with a white suite to include a pedestal hand basin and low level WC.

KITCHEN/DINING/FAMILY ROOM

28'8 x 11'04 (8.74m x 3.45m)

The rear of the property is open plan easily accommodating a large family dining table and soft seating. The kitchen is fitted with an ample range of grey wall, floor and drawer cabinets with complimentary work surfaces and stainless steel sink unit. The integrated appliances include an electric double oven , gas hob with stainless steel extractor hood. There are UPVC french doors opening into the rear garden and two UPVC windows. There is access from the kitchen into the utility room.

UTILITY ROOM

5'10 x 4'06 (1.78m x 1.37m)

A handy addition to any family home , fitted with base units and stainless steel sink , there is plumbing for an automatic washing machine.

FIRST FLOOR LANDING

Leading to all four bedrooms and bathroom/WC.

BEDROOM ONE

16'01 x 15'00 (4.90m x 4.57m)

A spacious master bedroom having the benefit of fitted wardrobes and ensuite facilities.

ENSUITE

Fitted with a white suite to include a shower cubicle , low level WC and hand basin finished with neutral tiled surrounds and having a UPVC window to the front aspect.



BEDROOM TWO

16'5 x 0'02 (5.00m x 0.05m)

A further double bedroom also having the benefit of en suite facilities and a UPVC window to the front aspect.

ENSUITE

Fitted with a shower cubicle , pedestal hand basin and low level WC.

BEDROOM THREE

10'10 x 10'7 (3.30m x 3.23m)

Having a UPVC window to the rear and fitted sliding mirrored wardrobes.

BEDROOM FOUR

10'4 x 10'10 (3.15m x 3.30m)

Having a UPVC window to the rear.

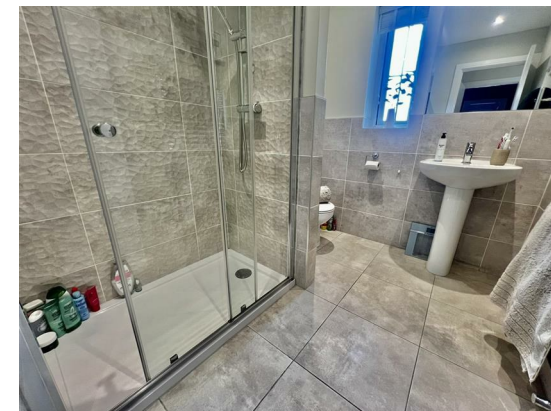
BATHROOM/WC

Fitted with a white suite to include a panelled bath with chrome hand held shower mixer. There is a pedestal hand basin and low level WC and the room has been finished with tiled surrounds and a UPVC window to the rear.

EXTERNALLY

The front of the property has been paved to allow for off street parking which sits just in front of the Garage which has an up and over door. There is a small lawn area enclosed with established hedging.

To the rear, the proeprty has been mainly laid to lawn having a paved patio seating area.



These plans should be used only to assist in the viewing of the property and are not intended to be used as a basis for any contract. The vendor does not warrant the accuracy of the information contained in these plans. The vendor does not warrant the accuracy of the information contained in these plans. The vendor does not warrant the accuracy of the information contained in these plans. The vendor does not warrant the accuracy of the information contained in these plans.

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(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	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

These particulars do not constitute, nor constitute part of, an offer or contract. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Ann Cordey, or any other person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. All measurements are approximate.



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