



38 Westfield Drive, Hurworth, Darlington, County Durham, DL2
2EQ

Offers In The Region Of £300,000

Ann Cordey
ESTATE AGENTS



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Welcome to this charming three/four bedroom detached house on Westfield Drive, located in the highly desirable village of Hurworth, Darlington. This property boasts versatile accommodation, perfect for a growing family or those who love to entertain.

Upon entering, you find to the left there is the wet room and to the right there is bedroom four/office with wide doors for easy access. There are two spacious reception rooms, offering plenty of space for relaxation and social gatherings.

As you make your way to the first floor, you will find three well-proportioned bedrooms, ensuring ample space for a family or guests. These bedrooms are serviced by a family bathroom, providing comfort and convenience for all.

Parking will never be an issue with space for three vehicles, making coming home a breeze. There is a Garage /Workshop which is a handy addition to any home. The property also features gardens to the front and rear, perfect for enjoying the outdoors during warmer months.

Situated close to well-regarded schools, local shops, pubs & restaurants and with good transport links to Darlington, Teesside, and Durham Tees Valley Airport, this home offers both convenience and a peaceful village lifestyle.

The property is available with no onward chain and is warmed by gas central heating and is fully double glazed.

TENURE: Freehold

COUNCIL TAX: D

RECEPTION HALLWAY

Leading to the lounge, Bedroom four and Wetroom/wc. There is also a staircase to the first floor.

WETROOM/WC

With shower, pedestal handbasin and WC.

BEDROOM FOUR

14'1" x 6'3" (4.31 x 1.93)

Being part of the front extension. A great addition to the ground floor space with versatile use, this room has a window to the front aspect and a laminate floor.

LOUNGE

16'11" x 13'1" (5.18 x 4.01)

A spacious lounge overlooking the rear aspect, having a gas fire to cast a cosy glow. There are double sliding doors to rear garden and double doors leading into the dining room.

DINING ROOM

17'2" x 11'5" (5.24 x 3.50)

With two windows and french doors to the Lounge.

KITCHEN

20'5" x 9'4" (6.23 x 2.87)

The kitchen is of a good size and fitted with a range of wood effect cabinets with marble effect work surfaces. In addition there is a freestanding gas oven, there is also plumbing for an automatic washing. There are also two built-in storage cupboards. The room has two uPVC windows to the side and a door leading to the side driveway.



FIRST FLOOR

LANDING

The landing leads to all three bedrooms to this floor and to the bathroom/wc. There is also access to the loft area which is fully boarded and insulated . In addition there is a built in storage cupboard.

BEDROOM ONE

10'11" x 10'7" (3.35 x 3.24)

A well proportioned double bedroom with fitted wardrobes and over looking the front aspect.

BEDROOM TWO

12'2" x 10'7" (3.71 x 3.25)

A further second bedroom overlooking the rear.

BEDROOM THREE

10'7" x 9'9" (3.24 x 2.98)

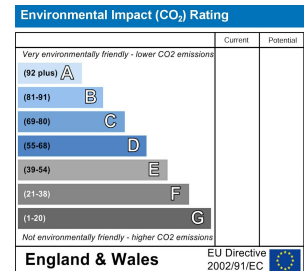
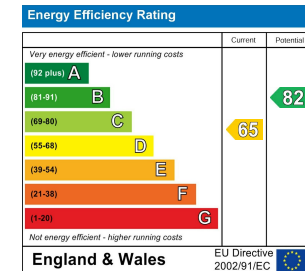
Bedroom three is also a good size and overlooks the rear aspect with a built in cupboard.

BATHROOM/WC

fitted with a cream suite comprising of a panelled bath, pedestal hand basin and WC. There is also a mira mainsfed shower over the bath.

EXTERNALLY

There are gardens to the front and rear the front being pebbled with a driveway for three vehicles , the rear garden is paved for ease of maintenance and has the benefit of a large garage/workshop with a door and window to the rear garden.



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

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