



Ann Cordey
ESTATE AGENTS

2 Sycamore Close, Hurworth, Darlington, DL2 2EY
Offers In The Region Of £345,000



2 Sycamore Close, Hurworth, Darlington, DL2 2EY

Positioned within the heart of the ever-popular village of Hurworth, this much-loved four-bedroom detached family home offers an abundance of space both inside and out. Set on a generous plot with a charming outlook over a green to the front, the property enjoys a peaceful setting perfect for family living.

The home welcomes you with a spacious entrance hallway and cloakroom/WC, leading through to a front-facing dining room that overlooks the attractive green. The generously sized lounge enjoys a dual aspect, filling the room with natural light and flowing seamlessly into the conservatory—a tranquil space to relax while enjoying views of the rear garden.

To the rear, the well-proportioned kitchen offers access to the garden, providing excellent scope for modernisation or extension, subject to the necessary permissions.

Upstairs, the property features four well-sized bedrooms, including a master with en suite shower room, and a family bathroom/WC, making it ideally suited for growing families.

Externally, the home sits on a substantial plot with a well-maintained front garden, large driveway offering ample off-street parking, and gated access to the rear. The detached double garage, complete with electric roller door, power and lighting, provides further versatility for storage, hobbies, or potential home office use.

LOUNGE
23'04 x 16'09 (7.11m x 5.11m)

DINING ROOM
9'7 x 16'09 (2.92m x 5.11m)

KITCHEN
13'01 x 9'10 (3.99m x 3.00m)

CONSERVATORY
12'06 x 12'09 (3.81m x 3.89m)

BEDROOM ONE
12'01 x 10'07 (3.68m x 3.23m)

BEDROOM TWO
12'01 x 10'05 (3.68m x 3.18m)

BEDROOM THREE
11'10 x 8'03 (3.61m x 2.51m)

BEDROOM FOUR
10'06 x 8'07 (3.20m x 2.62m)





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		
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		

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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