



## 14 PONDSIDE CLOSE, HURWORTH, DARLINGTON, DL2 2NN

### Offers In The Region Of £359,950

Offered to the market is this immaculately presented four-bedroom detached family home, built in 2022 and situated in the highly sought-after village of Hurworth. Benefiting from the remaining years of the NHBC certificate and having been tastefully upgraded from the standard specification, the property offers spacious and stylish accommodation ideal for modern living. The ground floor comprises a welcoming hallway, convenient WC, useful storage, and a generously proportioned lounge to the front. In addition to the rear there is a stunning open-plan kitchen/dining space—perfect for family life and entertaining, as well as an additional Utility Area. The first floor boasts four well-sized bedrooms, including a





LOUNGE  
15'10 x 10'02 (4.83m x 3.10m)

KITCHEN/DINER  
26'11 x 9'4 (8.20m x 2.84m)

BEDROOM ONE  
16'10 x 15'01 (5.13m x 4.60m)

DRESSING AREA  
5'01 x 4'03 (1.55m x 1.30m)

BEDROOM TWO  
12'06 x 6'09 (3.81m x 2.06m)

BEDROOM THREE  
12'08 x 9'10 (3.86m x 3.00m)

BEDROOM FOUR  
13'01 x 6'09 (3.99m x 2.06m)

GARAGE  
19'07 x 9'10 (5.97m x 3.00m)

| Energy Efficiency Rating                    |           |                                                                                                             |
|---------------------------------------------|-----------|-------------------------------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                                                   |
| Very energy efficient - lower running costs |           |                                                                                                             |
| (92 plus) <b>A</b>                          | <b>84</b> | <b>93</b>                                                                                                   |
| (81-91) <b>B</b>                            |           |                                                                                                             |
| (69-80) <b>C</b>                            |           |                                                                                                             |
| (55-68) <b>D</b>                            |           |                                                                                                             |
| (39-54) <b>E</b>                            |           |                                                                                                             |
| (21-38) <b>F</b>                            |           |                                                                                                             |
| (1-20) <b>G</b>                             |           |                                                                                                             |
| Not energy efficient - higher running costs |           |                                                                                                             |
| England & Wales                             |           | EU Directive 2002/91/EC  |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                    | Potential                                                                           |
|-----------------------------------------------------------------|--|----------------------------|-------------------------------------------------------------------------------------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |  |                            |                                                                                     |
| England & Wales                                                 |  | EU Directive<br>2002/91/EC |  |



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, window, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown here are not to be taken as a guarantee as to their operability or efficiency can be given. Made with Magic 3D2023

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.

