



14 BLACKTHORN DRIVE, HURWORTH, DARLINGTON, DL2 2FU

£375,000

An exciting opportunity to purchase this impressive four-bedroom detached home, beautifully positioned in the highly sought-after village of Hurworth, perfectly placed for local amenities and excellent schooling.

This stunning property is set up to perfection, showcasing exceptional style and attention to detail throughout. With high-quality fixtures and fittings and tasteful décor in every room, it truly offers the feeling of walking into a show home.

The accommodation briefly comprises a welcoming reception hallway, a spacious lounge, a separate study, a convenient ground floor WC, and a superb open-plan kitchen/dining room — ideal for modern family living and entertaining. The Kitchen itself benefits from a range of wall, floor and drawer units as well as integrated appliances such as; Fridge Freezer, Dishwasher and a Double Oven and Hob. A practical utility room completes the ground floor.

To the first floor, there are four generous double bedrooms, two with fitted wardrobes, with the master bedroom benefitting from its own en-suite shower room. A stylish family



LOUNGE
15'1 x 11'4 (4.60m x 3.45m)

STUDY
8'10 x 8'4 (2.69m x 2.54m)

KITCHEN/DINER
23'4 x 9'10 (7.11m x 3.00m)

BEDROOM ONE
12'11 x 11'5 (3.94m x 3.48m)

BEDROOM TWO
12'9 x 10'1 (3.89m x 3.07m)

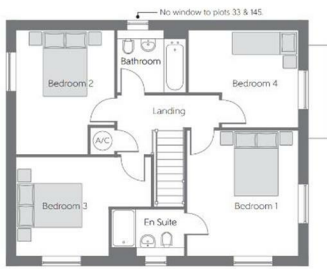
BEDROOM THREE
14'2 x 10'01 (4.32m x 3.07m)

BEDROOM FOUR
11'4 x 10'01 (3.45m x 3.07m)

GARAGE
20'04 x 10'09 (6.20m x 3.28m)

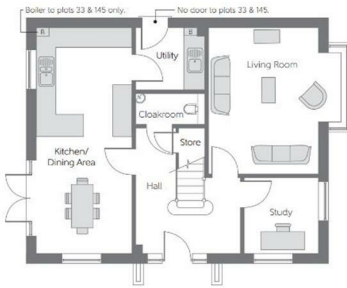
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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	



First Floor

Bedroom 1	3.945m x 3.485m	12'11" x 11'5"
Bedroom 2	3.893m x 3.069m (max) (max)	12'9" x 10'1" (max) (max)
Bedroom 3	4.317m x 3.085m (max) (max)	14'2" x 10'1" (max) (max)
Bedroom 4	3.450m x 3.062m (max) (max)	11'4" x 10'1" (max) (max)



Ground Floor

Kitchen/ Dining Area	7.100m x 3.000m (max) (max)	23'4" x 9'10" (max) (max)
Living Room	4.608m x 3.445m (exc bay) (exc bay)	15'1" x 11'4" (exc bay) (exc bay)
Study	2.390m x 2.332m	7'10" x 7'8"

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.

