



66 BLACKTHORN DRIVE, HURWORTH, DARLINGTON, DL2 2FU

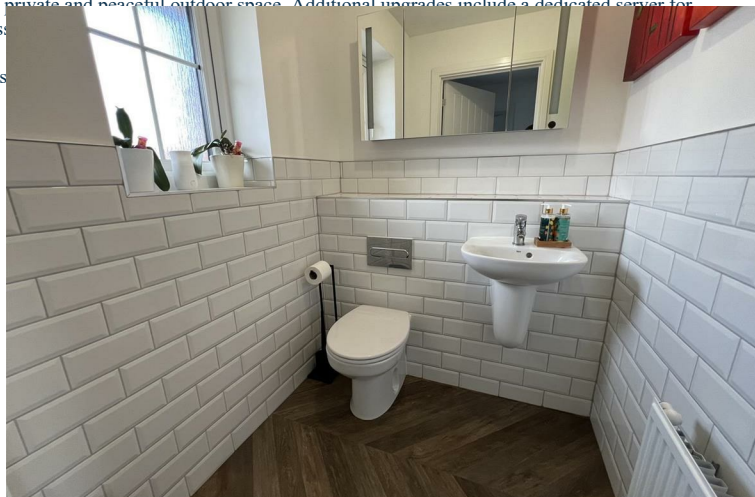
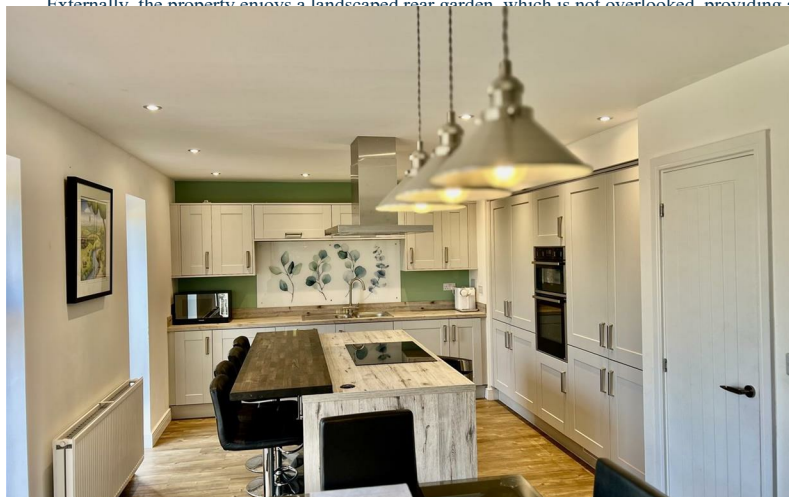
Offers In The Region Of £425,000

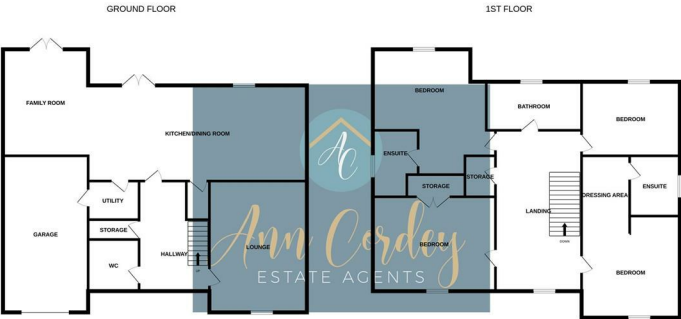
A superb opportunity to purchase this immaculately presented four-bedroom detached home, located in the highly sought-after village of Hurworth. Built in 2022 to a high specification and thoughtfully improved by the current owners, this exceptional property offers stylish and versatile living spaces, ideal for modern family life.

Upon entering the property, you're greeted by a spacious hallway leading to a ground floor WC, a generous lounge, and an impressive open-plan kitchen/diner and family room—the true heart of the home. The kitchen is fitted with upgraded appliances and features sleek, contemporary units, perfect for entertaining or family meals. A separate utility room is conveniently located off the kitchen, offering access to the integral garage.

Upstairs, the first floor boasts four generously sized bedrooms, two of which benefit from en suite shower rooms. The master suite is particularly impressive, featuring its own private dressing area in addition to the en suite. A stylish family bathroom completes the accommodation on this floor.

Externally, the property enjoys a landscaped rear garden, which is not overlooked, providing a private and peaceful outdoor space. Additional upgrades include a dedicated server for





Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms 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 not be used as a basis for any purchase agreement. The views, opinions and approximations contained herein are not guaranteed as to their accuracy or efficiency can be given.
Made with SmartDraw 2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(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	

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.

