



## Minster Walk

Darlington DL2 2AR

Offers Over £275,000





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# Minster Walk

Darlington DL2 2AR



- Detached Property
- Off Street Parking

- Four Bedrooms
- Gardens Front & Rear

- Open Plan / Lounge/Diner
- Hurworth Location

This immaculately presented four bedroom detached property comes to the market and is located on this quiet choice cul de sac in the highly sought after village of Hurworth which falls within the catchment of excellent schooling. The fourth bedroom is currently being used as a dressing room off the main bedroom but can be converted back at the owners expense.

The home has undergone an extensive programme of refurbishment with quality fixtures and fittings throughout with no regard for cost, it also has the benefit of a South facing rear garden. The garage having been thoughtfully converted to allow for a generous sized kitchen/breakfast room with integrated appliances. A superb open plan feel to the lounge through diner is perfect for entertaining family and friends with a central multi fuel stove presenting both style and comfort. It is a wonderfully welcoming and relaxed family home with versatile rooms, perfect for the coming and goings of an active family life which will certainly appeal to a variety of buyers including a growing family and we have no hesitation in recommending an internal viewing to fully appreciate the quality of this home.

Viewing highly recommended.

## Entrance Hallway

## Open Plan Lounge / Dining Room

16'3 x 14 (4.95m x 4.27m)  
Dining Room Area: 17'2 x 9'5

## Conservatory

10'2 x 10'2 (3.10m x 3.10m)

## Kitchen/Breakfast Room

22 x 8 (6.71m x 2.44m)

## Utility Room

## Downstairs Cloakroom

## First Floor

## Bedroom One

16 x 8 (4.88m x 2.44m)

## En-Suite

## Dressing Room / Bedroom Four

8'9 x 6'9 (2.67m x 2.06m)

## Bedroom Two

12'2 x 9'8 (3.71m x 2.95m)

## Bedroom Three

9'8 x 9'5 (2.95m x 2.87m)

## Family Bathroom

## Externally

## Council Tax

Band D

## Tenure

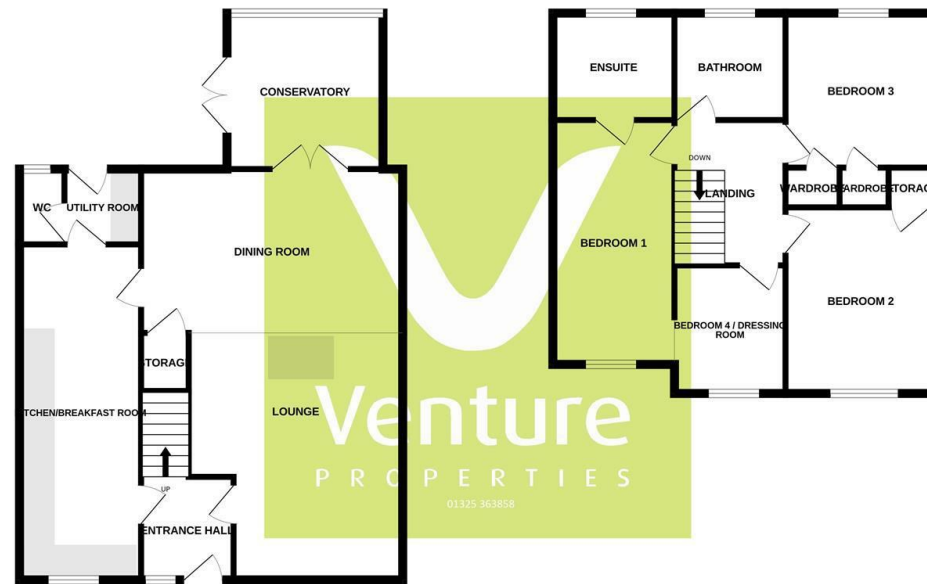
Freehold

## Note

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Property Information

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