



**West End**

Hurworth-on-Tees DL2 2HB

**£585,000**





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



# West End

## Hurworth-on-Tees DL2 2HB



- 4 Bedroom Cottage
- Gardens Front & Rear
- Cinema Room

- Extensively Refurbished by Current Owners
- Close to Excellent Schools
- Office & Utility Room

- Stunning Open Plan Kitchen/Dining Rooms
- Detached Garage
- Sought After Village Location

One of a kind. A stunning, period home, boasting double frontage, located in the sought after village of Hurworth-on-Tees.

The property has undergone extensive refurbishment by the current owners and the attention to detail cannot fail to impress.

As you enter the cottage, you are welcomed by a stunning hallway with doors to the left and right. To the left, a large lounge and to the right an open plan kitchen/dining room, perfect for entertaining guests. French doors lead out onto the rear garden.

Further down the hallway to the rear of the property is a home office and handy utility room before stairs lead you down to the impressive cinema room in the cellar, providing the perfect space for movie nights or catching up on your favourite TV shows in style.

On the first floor are four well-proportioned bedrooms, offering ample space for a growing family to unwind and recharge, as well as a stunning bathroom with separate WC.

Externally, there is a stunning lawned garden to the front with picket fence, which gives the property that quintessential 'postcard cottage' look to passers-by. To the rear is a split-level garden with patio area, a raised, decked seating area, easy-to-maintain artificial lawn and detached garage. A gate provides access to the rear lane which is accessible by car.

Hurworth-on-Tees is a village that has it all. A thriving community with excellent primary and secondary schools, doctors' surgery and pharmacy, three pubs, two restaurants, community centre, physiotherapists and dentist.

Nestled in the heart of this picturesque village, Closeburn House offers a tranquil escape from the hustle and bustle of day-to-day life. Whether you're looking for a peaceful retreat or a place to create lasting memories, this property has it all.

### Hallway

A stylish front door leads to an airy, high ceiling, hallway with coving and dado rail. There is a feature arch way leading to the rear of the hall, which is split level, with staircase to the first floor and a few stairs leading to the office and utility room. There is also a radiator and wooden flooring.

### Lounge

16'9" x 13'11" (5.12 x 4.26)

Upvc double glazed bow window to front, coving to ceiling and fireplace with encased multi fuel burner. There is also a radiator and wooden flooring.

### Dining Room

16'9" x 14'0" (5.12 x 4.29)

Spacious room with upvc double glazed bay window to front and coving to ceiling. There is a fireplace encasing a multi fuel log burner, and a wall mounted radiator as well as wooden flooring. The dining room is open plan with the kitchen.

### Kitchen

12'9" x 11'3" (3.90 x 3.44)

Two upvc double glazed windows to side, fitted with modern wall, base and drawer units. A free standing island/breakfast bar, with integrated ceramic sink and mixer taps. There is a generous seven ring gas range cooker, with double oven. There is also an integrated dishwasher and fridge freezer, vertical radiator, spotlights to ceiling and French doors leading to the rear garden.

### Study/Office

11'1" x 11'0" (3.38 x 3.36)

Upvc double glazed window to rear, fitted wardrobes and radiator, with modern wall panelling to create a desk area.

### Utility Room

Upvc double glazed window and door to rear, there is space for a washing machine and tumble dryer. Spotlights to ceiling.

### Cinema Room

17'8" x 14'4" (5.4 x 4.39)

Impressive, spacious cinema room converted from what was the cellar, fitted with storage cupboard and electric fire in recess.

### First Floor Landing

Arch style window to rear and radiator.

### Separate WC

Upvc double glazed obscure window to side, fitted with WC and wash hand basin. The walls are part-panelled and there is wooden flooring.

### Bedroom One

15'1" x 12'5" (4.6 x 3.8)

Upvc double glazed sash window to front, coving to ceiling, fitted wardrobes, fireplace and radiator.

### Bedroom Two

15'1" x 12'5" (4.6 x 3.8)

Upvc double glazed sash window to front, coving to ceiling and radiator.

### Bedroom Three

14'1" x 11'4" (4.30 x 3.47)

Two upvc double glazed sash windows to rear, coving to ceiling, fireplace and radiator.

### Bedroom Four

11'2" x 7'4" (3.41 x 2.26)

Upvc double glazed sash window to front, coving to ceiling, dado rail to wall and radiator.

### Bathroom

Upvc double glazed obscure window to rear, three steps down into the bathroom where there is a freestanding bath with mixer tap, a walk-in shower, with waterfall and spray, WC and twin wash hand basins. With spotlights to a sloping ceiling.

### Externally

To the front is an enclosed well maintained garden which has a paved pathway leading to the front entrance with lawned areas either side of path. To the front of the garden there is a picket style fence and gate.

To the rear is an attractive split level garden, which is mainly laid to artificial lawn with a separate slightly raised decking area; ample for seating. There is also a gate that leads to the back lane which is accessible by car. There is an additional patio area adjacent to the garage, a log store and small storage shed.

### Council Tax

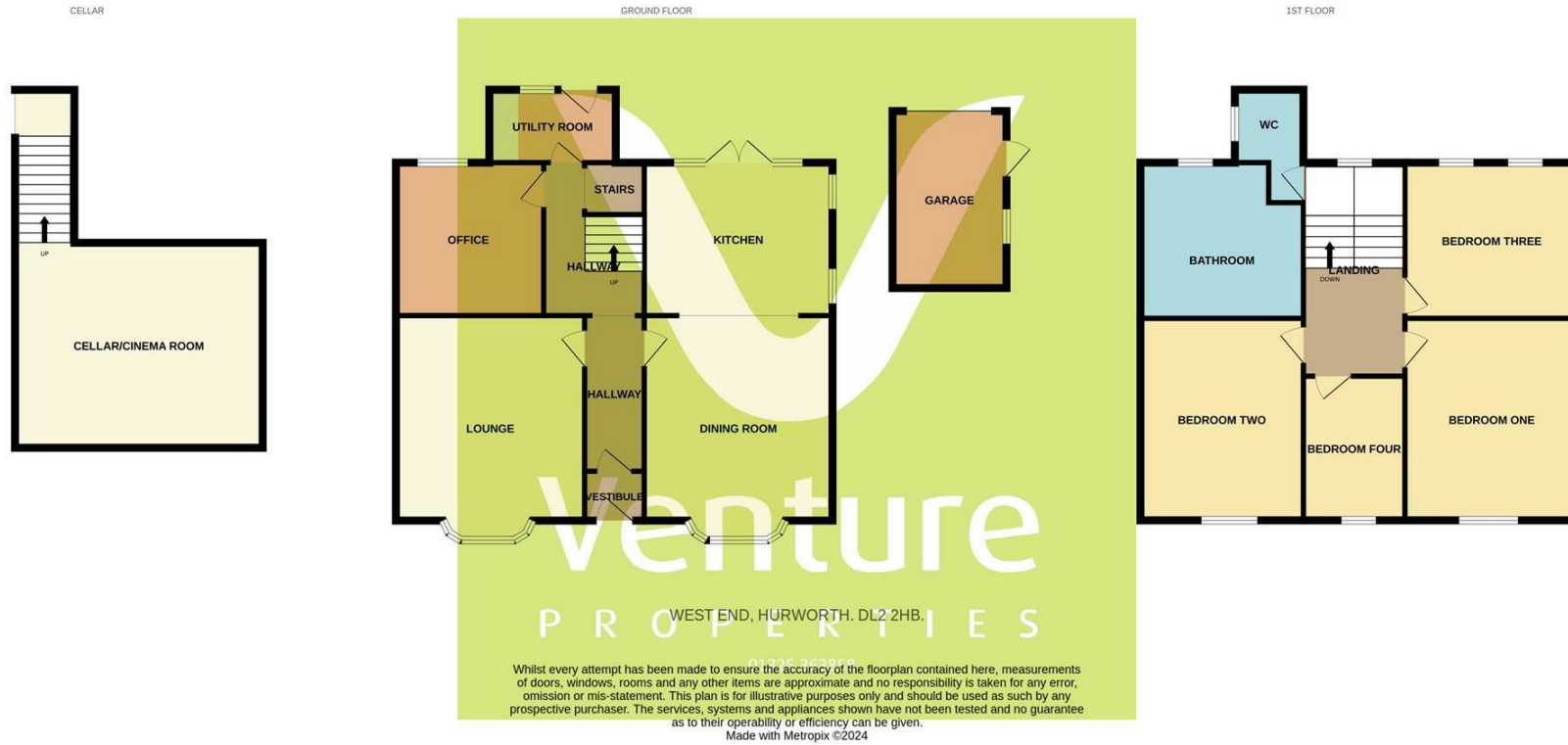
Band E

### 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



## Property Information

**01325 363858**

45 Duke Street, Darlington, County Durham, DL3 7SD  
sales@venturepropertiesuk.com