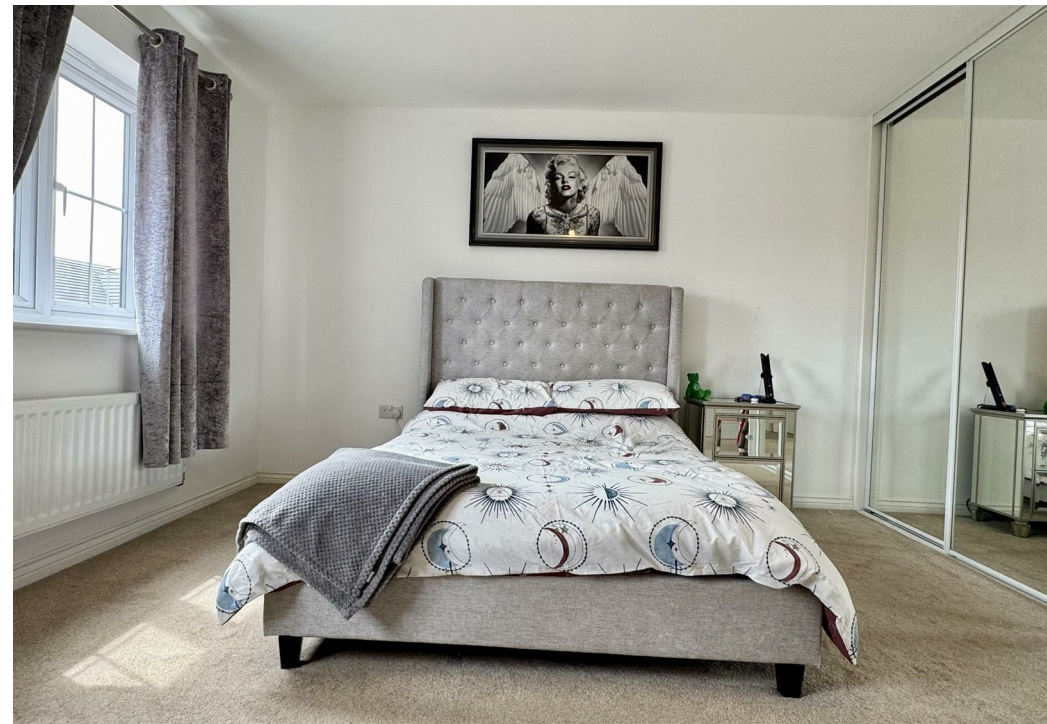


Creebeck Drive, Hurworth, Darlington, DL2 2JT  
Offers in excess of £440,000

**estates<sup>4</sup>**  
'The Art of Property'





Creebeck Drive, Hurworth, Darlington, DL2 2JT

Offers in excess of £440,000

Council Tax Band: E

\*\*\* OPEN TO OFFERS \*\*\* Located in the charming village of Hurworth, this remarkable detached family home on Creebeck Drive is a true gem. Built in 2020, the property boasts a modern design and an abundance of space, making it perfect for family living. With six generously sized bedrooms and three well-appointed bath/shower rooms, this home offers comfort and convenience for all.

The double garage has been thoughtfully converted into a live-in style annex, featuring an open-plan bedroom and lounge area, along with an ensuite shower room. This versatile space can serve as a guest suite, home office, or even a private retreat for older children.

As you enter, you are greeted with a light & airy hallway, good size lounge, and large open-plan dining kitchen that serves as the heart of the home, ideal for family gatherings and entertaining guests. The impressively sized rear garden is a standout feature, complete with a delightful garden room/summer house, perfect for enjoying the outdoors in style. With a layout designed for modern family life, this stunning property is not to be missed.

Located on an exclusive development, this home is just ten minutes West of Darlington, offering easy access to well-regarded schools and the convenience of Teesside International Airport. Additionally, the award-winning Rockcliffe Hall Hotel is within walking distance, providing a touch of luxury right on your doorstep.

In brief the accommodation consists of:

Ground floor

Entrance hallway, cloak/WC, lounge, large dining kitchen with bi-folding doors to the garden, and useful utility room housing the boiler. Former double garage has been thoughtfully converted to allow for an open plan bedroom/lounge and ensuite shower room perfect for multi-generation living.

First Floor

Landing, opening to five good size bedrooms ideal for a growing. Principal bedroom and second bedroom, both enjoying ensuite shower rooms, complimented by a family bathroom with four-piece suite.

Externally

This home commands an excellent plot on this highly sought-after development with parking to the front and generous garden to rear with large summer house.

Please note:

Council tax Band - E

Tenure - Freehold

Total sq ft to be considered guide only.

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Disclaimer:

These particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) with the intention of providing a fair and accurate guide to the property. They do not constitute or form part of an offer or contract nor may they be regarded as representations, all interested parties must themselves verify their accuracy. No tests or checks have been carried out in respect of heating, plumbing, electric installations, or any type of appliances which may be included.

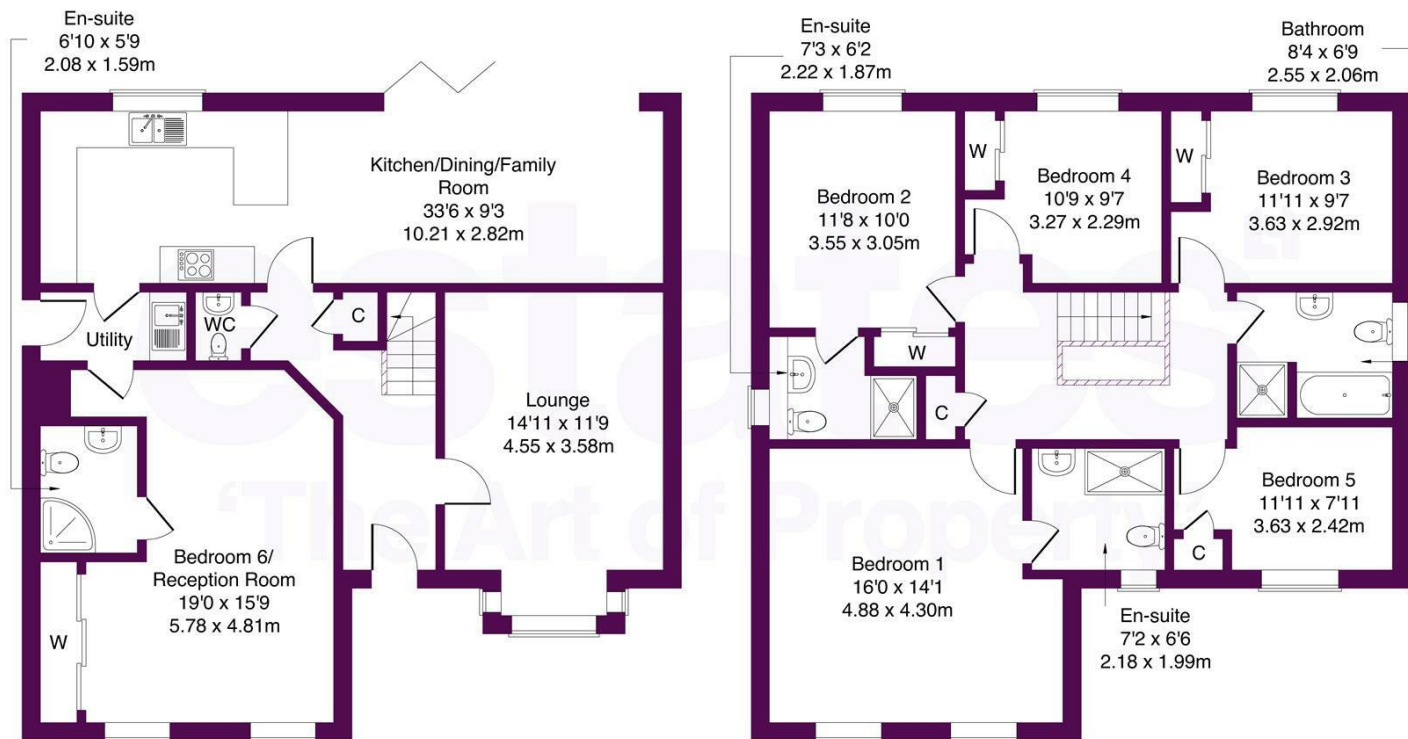






**Creebeck Drive, Huworth, DL2 2JT**

Approximate Gross Internal Area: (1927 sq ft - 179 sq m.)



**Ground Floor**

**First Floor**

Not to Scale. Produced by The Plan Portal 2025  
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| 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 |           |