



**Woodlands Way, DL2 2HQ**

Hurworth Place

**£220,000**



**Bedrooms: 2 | Bathrooms: 1 | Receptions: 1**

This beautifully renovated semi-detached bungalow is located in a residential setting that has a very peaceful feel and yet is close to amenities. It is ideal for every kind of buyer, including retirees looking for an easily managed property, with a touch of luxury and in an enviable residential setting.

This home is well-designed, stylish and move-in ready. Finished to an exceptional standard recently, 75 Woodlands Way now boasts new: electrics, boiler, radiators, shower room and kitchen.

The attention to detail extends to the finishes. The new doors, carpets and light fittings are all high quality. The decoration is in soft hues, creating a feeling of calmness.

### **Internally**

The entrance hall is bright and welcoming, with a convenient storage cupboard - perfect for coats, shoes and everyday essentials. Doors lead to the lounge, bedrooms and bathroom.

The spacious living room exudes elegance and comfort, featuring bifold doors, contemporary electric fire and designer light fittings complete the sophisticated look. Doors lead from here to the kitchen/diner.

The newly fitted shaker-style kitchen/diner is both practical and stylish, with a brand-new electric oven, 4-ring gas hob, extractor hood, splashback and space for a fridge freezer and washing machine. A large window floods the room with light and provides pleasant views of the front garden and beyond.

The master bedroom has a tall window looking out to the rear garden and also a window to the side, providing plenty of natural light.

The second bedroom enjoys a front-facing aspect and would work well as a guest bedroom or home office.

The beautifully designed shower room is lovely. Featuring a walk-in double shower with a sleek glass screen, stunning tiles, vanity unit with wash hand basin and storage, wc, ladder-style heated towel rail and window to the front. The floor tiles are distinctive and timeless.

### **Externally**

With lawn, tree, established shrubs and driveway, offering off-road parking. There is also a garage, with electricity, window and 2 doors to the garden. A gate leads from the driveway to the rear garden. This is a true haven for garden lovers, west facing and patio area.

With practical living, in a sought-after location. Early viewing is highly recommended.





## Location and Amenities

If ever there was a place that seems a perfect place to live then Hurworth fits the bill. Here you can enjoy scenic walks across fields and along the river and yet be on the A66 or the A1 in no time. Hurworth itself offers so much with a Spar supermarket and post office, a doctors' surgery, dentist, village hall with an array of classes and events, please see: <https://www.hurworthonline.com> and The Grange, with its coffee shop and The Grange Bar. There are so many activities here, they have produced an A-Z list on: <https://www.hurworthgrange.com/>.

There are numerous pubs and eateries, including the Bay Horse, which has a reputation for being outstanding and has appeared in the Michelin Pub Guide. Also Rockcliffe Hall with its golf course (regarded as one of England's best), spa, gym, Café Terra and restaurants. More pubs, eateries and information about Hurworth can be found on: <https://www.hurworthonline.com/local-info>

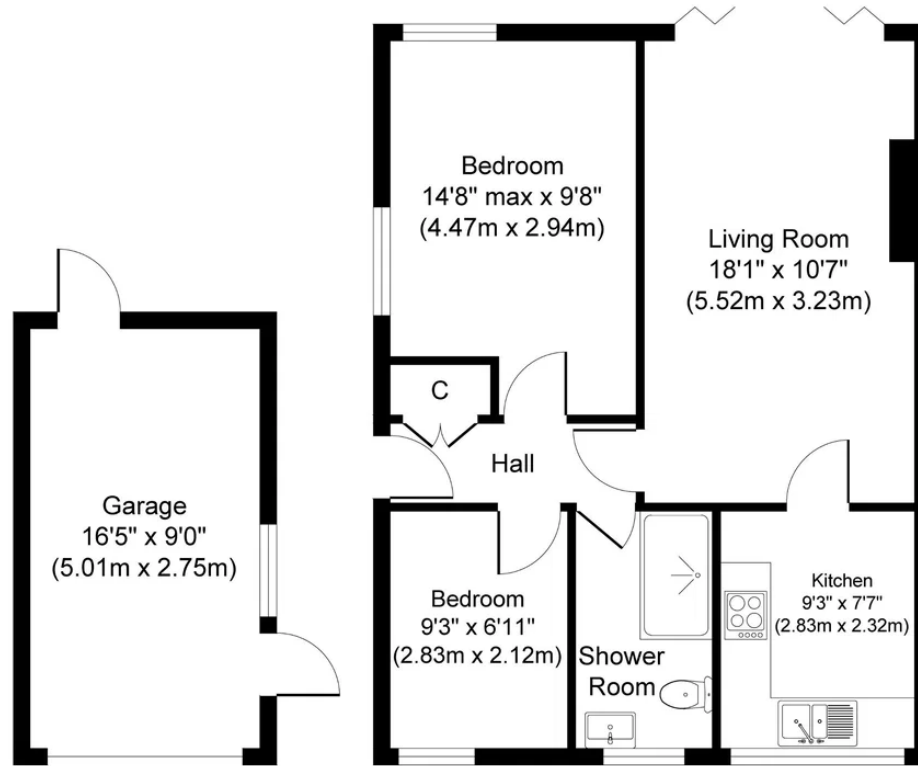
In the area there are also well regarded primary and secondary schools.

Darlington is close by with its theatre, cinema, eateries, shops and railway station, providing a superb rail service to Edinburgh, Newcastle, York and London Kings Cross.

**Approximate Distances:** Darlington 4 miles; Teesside International Airport 7.30 miles; Richmond 14.2 miles

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**Garage**  
**Approximate Floor Area**  
**148 sq. ft**  
**(13.77 sq. m)**

**Approximate Floor Area**  
**570 sq. ft**  
**(52.98 sq. m)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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