

CARVERS

SALES & LETTINGS

Hunters Close

Hurworth Place, Darlington, DL2 2HR

Offers in the region of £270,000

House - Semi-Detached

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A substantial and deceptively spacious extended semi-detached house, occupying a pleasant position within this small cul-de-sac in the historic and highly regarded village of Hurworth. The village enjoys a particularly picturesque setting beside the River Tees, whilst the property itself offers generously proportioned and versatile family accommodation.

The house begins with an entrance hallway and useful W.C., leading to an impressive 19ft lounge featuring an attractive fireplace. There is a good-sized kitchen fitted with a range of floor and wall units, together with a particularly spacious sitting/family/garden room. This excellent additional living space has French doors opening directly onto the rear patio and provides a lovely room for both everyday family life and entertaining.

To the first floor are four bedrooms and a shower room/W.C., providing ample accommodation for a growing family or those requiring additional rooms for guests or working from home.

Outside, the property has a lawned garden to the front, whilst the rear garden is particularly appealing. Larger than the front garden, it is mainly laid to lawn with a pleasant wood-decked patio area and, importantly, is not directly overlooked, giving the garden a good degree of privacy.

A garage and good-sized driveway provide useful off-street parking.

A substantial and versatile family home, offering well-proportioned accommodation, excellent additional living space and a private rear garden, all occupying a peaceful cul-de-sac position within one of the area's most attractive villages.









- Deceptive substantial extended semi on a small cul de sac
- 19ft Lounge with fireplace
- Fabulous large sitting/family/garden room
- Good size rear garden with wood decked patio
- Well proportioned accommodation
- Large kitchen fitted with floor and wall units and integrated appliancs
- Four bedrooms and refitted shower room
- Garage and long driveway



GENERAL INFORMATION:

Tenure: Freehold
Services: Gas central heating, mains electric, water and drainage.
Double glazing
Local Authority: Darlington Borough Council (Tax Banding C)

Buyers Identification Checks

Should a purchaser(s) have an offer accepted on a property marketed by Carvers they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity, this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

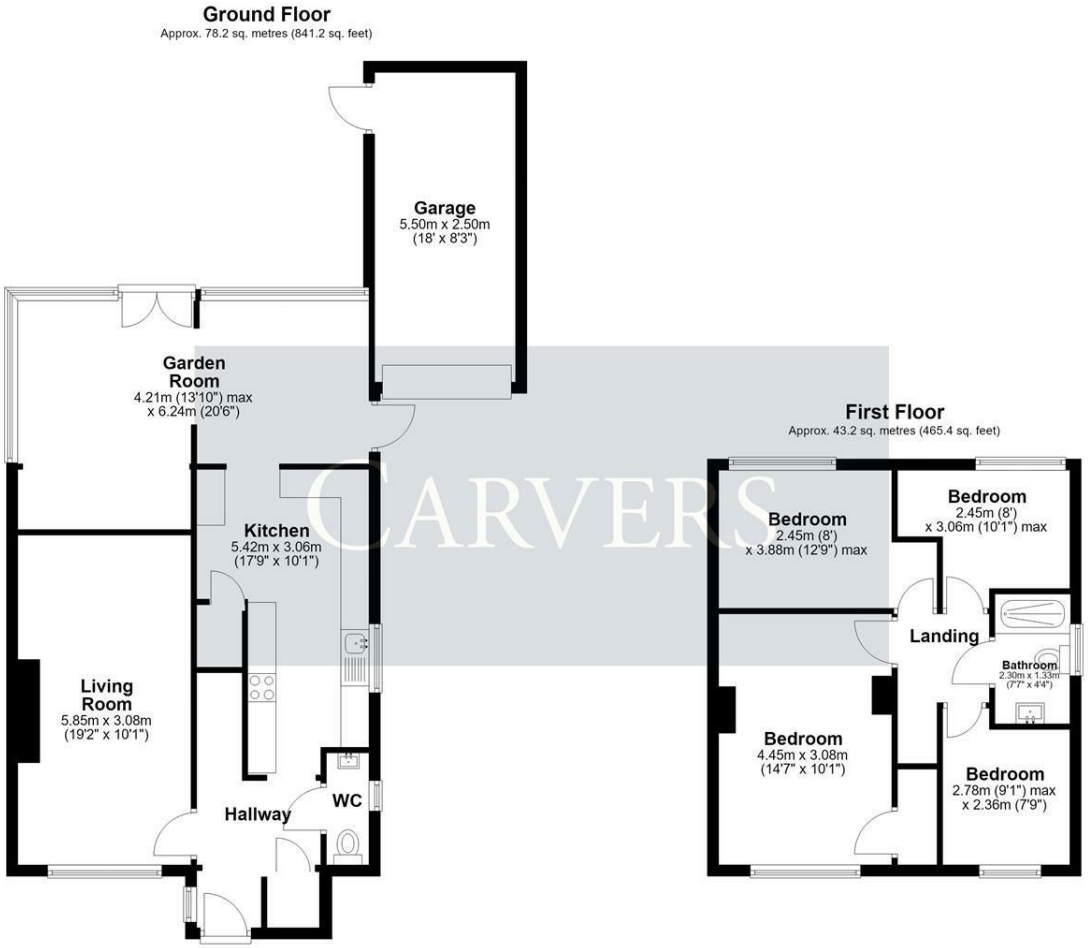
Property Size

Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. this may potentially exclude e.g a conservatory and/or garage)



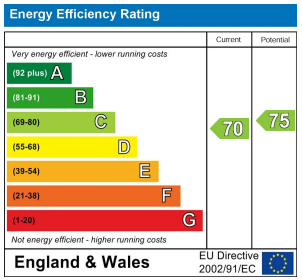






Total area: approx. 121.4 sq. metres (1306.7 sq. feet)

5 Hunters Close, Hurworth Place, Darlington



Property size taken from EPC
1151.00 sq ft



Your home may be repossessed if you do not keep up repayments on your mortgage.
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.
The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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