



Hury Way
Darlington DL2 2XA
£330,000





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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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Hury Way

Darlington DL2 2XA



- Stunning Four Bedrooms
- Gardens, Driveway Garage
- Ideal Family Home

- Open Plan Dining Kitchen Room
- No Onward Chain
- Must Be Seen Internally

- En-Suite To Main Bedroom
- Part Exchange Available
- EPC Grade TBC

Nestled in the desirable West Park development of Darlington, this stunning four-bedroom detached home presents an exceptional opportunity for families and individuals alike. The property boasts two spacious reception rooms, providing ample space for relaxation and entertainment. The open-plan dining kitchen is a highlight, offering a modern and inviting area for family meals and gatherings.

With four well-proportioned bedrooms, this home is perfect for those seeking comfort and space. The two bathrooms ensure convenience for all residents, making morning routines a breeze.

The west-facing rear garden is a delightful feature, allowing for plenty of sunlight throughout the day, ideal for outdoor activities or simply enjoying a peaceful evening in the fresh air.

Offered with no chain, this property is ready for you to move in and make it your own. Additionally, there is the possibility of part exchange, making the transition to your new home even smoother.

This remarkable home is conveniently located close to local amenities, ensuring that everything you need is within easy reach. Don't miss the chance to own this beautiful property in one of Darlington's most sought-after areas.

Entrance Hall

Lounge

11'8" x 14'2" (3.56 x 4.34)

Dining/Family Room

16'5" x 7'6" (5.02 x 2.29)

Kitchen

12'10" x 11'4" (3.92 x 3.46)

Laundry Room

6'4" x 5'10" (1.95 x 1.8)

Ground Floor Cloaks

3'3" x 5'10" (1 x 1.8)

Bedroom One

10'0" x 12'8" (3.05 x 3.87)

En-Suite

8'5" x 4'1" (2.58 x 1.26)

Dressing Room

8'5" x 4'6" (2.58 x 1.39)

Bedroom Two

11'8" x 11'8" (3.56 x 3.56)

Bedroom Three

8'9" x 13'2" (2.67 x 4.03)

Bedroom Four

8'11" x 9'8" (2.73 x 2.97)

Bathroom

8'9" x 7'10" (2.67 x 2.39)

Externally

Information

Plot 97

Tenure: Freehold

Length of lease: N/A

Annual ground rent amount (£): N/A

Ground rent review period (year/month): N/A

Annual service charge amount (£): 190.97

Service charge review period (year/month): Yearly

Council tax band (England, Wales and Scotland): TBC

Reservation fee (£): 500

For more information about the optional extras available in our new homes, please visit the Miller Homes website.

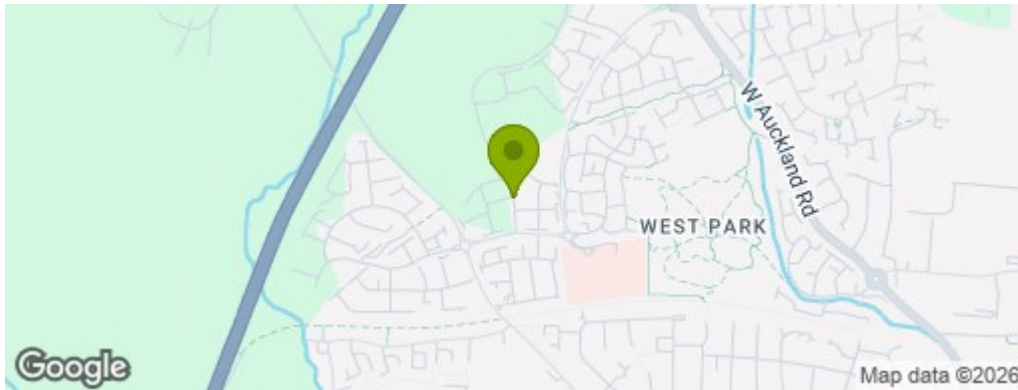
Parking - Single Garage

Room Dimensions

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

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