



Ann Cordey
ESTATE AGENTS

2 Blind Lane, Hurworth, Darlington, DL2 2JB
Offers In The Region Of £550,000



2 Blind Lane, Hurworth, Darlington, DL2 2JB

Located in the highly sought-after village of Hurworth and enjoying views of the Green, this exceptional four-bedroom detached bungalow—designed and built by the current owner in 1979—occupies a generous, private corner plot offering an abundance of internal and external space. The property features an entrance porch leading to a welcoming hallway, a well-appointed kitchen with quality fitted units and space for a breakfast table, a separate dining room, a generous lounge with a feature fireplace, and a conservatory overlooking the beautifully landscaped rear garden. A utility room with garden access includes plumbing for a washing machine and dryer. The ground floor offers three bedrooms, with the master suite situated to the rear boasting French doors to the garden and a dressing area, along with a ground-floor shower room and a separate bathroom/WC. To the first floor is a spacious double bedroom with WC, hand basin, and two Velux windows—ideal for guests. Externally, the property sits in a prominent village position with wraparound gardens providing privacy and charm, and to the rear, off Blind Lane, is a driveway for up to four vehicles and a detached double garage with electric roller door. This rare opportunity to purchase a substantial home in an enviable Hurworth location is sure to attract strong interest.

Walking distance to local shops and excellent schooling.

ENTRANCE HALLWAY

KITCHEN

11'9" x 13'9" (3.6m x 4.2m)

DINING ROOM

14'5" x 8'10" (4.4m x 2.7m)

LOUNGE

19'8" x 16'4" (6.0m x 5m)

CONSERVATORY

11'9" x 12'1" (3.6m x 3.7m)

UTILITY

12'9" x 6'10" (3.9m x 2.1)

1ST FLOOR BEDROOM

13'1" x 10'2" (4m x 3.1)

WC 1ST FLOOR

4'7" x 4'11" (1.4m x 1.5m)

BEDROOM ONE

16'8" x 11'1" (5.1m x 3.4m)

BEDROOM TWO

11'1" x 11'1" (3.4m x 3.4m)

BEDROOM FOUR

7'10" x 1'11" (2.4m x 0.6m)



SHOWER ROOM

7'6" x 4'11" (2.3m x 1.5m)

BATHROOM

7'6" x 6'6" (2.3m x 2.0m)



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 65 | 74 |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

These particulars do not constitute, nor constitute part of, an offer or contract. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Ann Cordey, or any other person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. All measurements are approximate.



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