



30 Strait Lane, Darlington

Asking Price £199,950

Situated in the charming village of Hurworth, Darlington, this delightful three-bedroom property on Strait Lane presents an excellent opportunity for those seeking a new home. Set in a quiet location on the eastern perimeter of Hurworth village, the property enjoys impressive long views over open fields to the east, offering a peaceful and attractive outlook.

Recently refurbished, the home benefits from a modern kitchen, updated bathroom, separate toilet, and double glazing to the majority of windows. The property boasts a well-thought-out layout that includes two inviting reception rooms, perfect for both relaxation and entertaining guests.

The residence features three comfortable bedrooms, providing ample space for families or those wishing to create a home office. The bathroom facilities are conveniently arranged, ensuring ease of access for all occupants.

Externally, the property offers compact, easily maintained gardens to both sides, providing pleasant outdoor spaces without the burden of extensive upkeep.

One of the standout features of this property is that it is offered for sale with no onward chain, allowing for a smooth and efficient purchasing process. This is particularly advantageous for buyers looking to move in



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General Remarks

A fantastic opportunity has arisen to acquire a beautifully presented three bedroom semi detached residence occupying a most pleasing position on Strait Lane within the highly desirable and much sought after Village of Hurworth.

Gas fired central heating

UPVC double glazed windows throughout

Gas fired central heating

Council Tax Band B

We recommend viewings at the earliest opportunity to avoid disappointment

Location

Hurworth-on-Tees is one of the district's most sought-after villages, centred around a delightful Village Green and offering an excellent range of local amenities. The village is well served by superb primary and comprehensive schools, a local convenience store, and a selection of welcoming pubs, including the highly renowned Bay Horse.

The prestigious Rockcliffe Hall Hotel is also close at hand, offering a luxurious 5-star spa, golf club facilities and one of Europe's longest and most challenging golf courses. The village also benefits from excellent sporting amenities, including local cricket facilities.

Hurworth is ideally situated for easy access to Darlington town centre, where a wider range of shopping, leisure and everyday amenities can be found. For commuters, the village is conveniently located for the regional road network, including the A1(M) and A66, with Darlington's mainline railway station and Teesside Airport also easily accessible.

Entrance Porch Way

The property is entered through a door to the side elevation leading into an entrance porch way.

Kitchen

12'1" x 8'0"

The modern and most contemporary kitchen is fitted with a comprehensive range of wall, floor and drawer units with contrasting worktops incorporating a composite sink and drainer. The kitchen benefits from laminated flooring, a UPVC double glazed window overlooking the rear elevation of the property and an integrated electric oven with a gas hob and overhead extractor hood. A UPVC double glazed door leads out to the rear garden. The kitchen is open plan with the dining room.

Dining Room

9'10" x 12'0"

The dining room is warmed by a central heating radiator, is tastefully decorated in neutral tones and benefits from laminated flooring, a UPVC double glazed window overlooking the side elevation of the property and an understairs cupboard providing useful storage.

Living Room

8'10" x 12'4"

The living room is situated to the front elevation of the property. Warmed

by a central heating radiator, tastefully decorated in neutral tones and benefiting from a UPVC double glazed bay window and a wooden fire surround with a granite hearth and inserts.

First Floor Landing

A staircase leads to the first floor landing.

Bedroom One

12'4" x 9'9"

A double bedroom situated to the front elevation of the property. Warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from a UPVC double glazed bay window.

Bedroom Two

8'6" x 9'10"

A further double bedroom warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from a UPVC double glazed window overlooking the side elevation of the property.

Bedroom Three

6'6" x 8'2"

Situated to the rear elevation of the property a further bedroom warmed by a central heating radiator, decorated in neutral tones and benefiting from a UPVC double glazed window.

Bathroom

8'2" x 5'2"

The modern bathroom has laminated flooring, a UPVC double glazed window with privacy glass and is fitted with a contemporary suite comprising of a panelled bath with over head shower, a wash hand basin inset on a vanity unit, a low level WC and a towel radiator.

Externally

Externally, to the front of the property, wrought iron gates open onto a spacious driveway providing ample off-road parking, alongside a well-maintained lawned garden.

To the rear, there is a single garage which, subject to any necessary planning consent, could potentially be adapted to create a versatile additional space such as a garden room, home office, or children's playroom. The south-facing aspect provides excellent natural light. The rear garden is also laid to lawn and features a patio area, ideal for outdoor entertaining and relaxation.

