



32 THE GREEN  
Hurworth, Darlington



**GSC GRAYS**

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# 32 THE GREEN

Darlington, DL2 2AA

Nestled in the charming village of Hurworth on Tees, this elegant Georgian double-fronted family home on The Green offers a perfect blend of period charm and modern convenience. With stunning views overlooking the picturesque Village Green, this property is ideally situated in a prime location, making it a delightful retreat for families and professionals alike. Viewing is highly recommended and strictly by appointment only.

## ACCOMMODATION

- \* Overlooking village green
- \* Double fronted Georgian family home
- \* Multiple reception rooms
  - \* Four bedrooms
- \* Coach House/Garaging
- \* Front and rear gardens



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## Location

Situated within Hurworth on Tees and overlooking the village green, this extremely popular and highly regarded village near Darlington with shop, post office, numerous pubs, community centre and highly regarded primary and secondary schools. Good access to the A66 and the A1 (Scotch Corner, Durham Tees Valley airport and Darlington Railway Station are all within 15 minutes' drive) makes this a good location or commuting. Darlington is located approximately 5 miles away and offers a wide variety of amenities including national and local retailers a large range of bars and restaurants, cinemas, theatres, sports centres, golf courses and excellent educational opportunities.

## The Property

This elegant Georgian double-fronted Grade II Listed family home on The Green offers a perfect blend of period charm and modern convenience. With stunning views overlooking the picturesque Village Green, this property is ideally situated in a prime location, making it a delightful retreat for families and professionals alike. The home boasts an impressive three reception rooms, providing ample space for both relaxation and entertaining. The four well-proportioned bedrooms ensure that there is plenty of room for family members or guests, while the two bathrooms add to the convenience of daily living. For those with vehicles, the property features off-street parking for up to three vehicles, along with a garage/ coach house, ensuring that parking is never a concern. In summary, this period property not only offers spacious living but also the opportunity to enjoy the serene surroundings of Hurworth. With its stunning views and prime location, this home is a rare find that is sure to impress.





### Accommodation

Ground Floor: With tiled entrance hall leading through to three reception room, including a living room, dining room and sitting room with period features. The ground floor boasts a classic kitchen leading to a garden room with doors to the rear garden, There is also a cloakroom/w.c, utility room and cellar.

First Floor: There are four good sized bedrooms, including a master with ensuite and a house bathroom.

### Externally

To the rear of the property there is a mature private garden with walled boundaries and coach house. The garden has a variety of seating areas idea for entertaining and a large paved area providing off street parking via a right of way. The front garden is a lovely space with a mature garden boasting a variety of mature shrub and plants.

### The Coach House

The Coach House provides garaging and has two additional rooms above and separate w/c, ideal for a home office or additional accommodation, subject to planning.



### Condition of Sale – Anti-Money Laundering

Should a purchaser(s) have an offer accepted on a property marketed by GSC Grays 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. The cost of these checks is £37.50 plus VAT (£45.00 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.

### Tenure

The property is offered freehold with vacant possession upon completion.

### Local Authority and Council Tax

Durham County Council - T: 03000 26 00 00.

For Council Tax purposes the property is banded F.

### Particulars

Particulars written in December 2025.

Photographs taken in December 2025.

### Services and Other Information

Mains electricity, gas and drainage, and water are connected. Gas fired central heating.

### Wayleaves, Easements and Rights of Way

32 The Green is sold subject to and with the benefit of all existing rights including rights of way whether public or private, light, drainage, water and electricity supplies and all other rights, obligations, easements, quasi easements and all wayleaves or covenants whether disclosed or not.

Access to the rear of 32 The Green is provided from an existing right of way through neighbouring properties. Please enquire with the agent for further details.

### Areas, Measurements and Other Information

All areas, measurements and other information have been taken from various records and are believed to be correct, but any intending purchaser(s) should not rely on them as statements of fact and should satisfy themselves as to their accuracy.

### Disclaimer Notice

GSC Grays gives notice that:

1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.

## 32 The Green, Hurworth

Approximate Gross Internal Area  
3423 sq ft - 318 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |
|                                             | 51      | 70                      |



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- Please discuss with us any aspects that are important to you prior to travelling to the view the property.