CARVERS

SALES & LETTINGS

Strait Lane

Hurworth, Darlington, DL2 2AL

Price £280,000

House - Semi-Detached

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Nestled in the picturesque village of Hurworth, Pear Tree Cottage is a charming period home that beautifully combines character with modern living. This delightful property boasts a welcoming reception hallway that leads into a spacious living room, complete with a cosy log burner and elegant stripped and polished floorboards, creating a warm and inviting atmosphere.

The ground floor features a well-appointed fitted kitchen/diner, which includes a stylish island, perfect for both cooking and entertaining. Adjoining this space is a fully double-glazed conservatory, offering a bright and airy area to relax while enjoying views of the surrounding countryside. A convenient ground floor cloakroom with a WC adds to the practicality of this lovely home.

As you ascend to the first floor, you will find three generously sized bedrooms, The well-appointed bathroom is a standout feature, showcasing a luxurious free-standing bath, ideal for unwinding after a long day.

Externally, the property benefits from low-maintenance gardens, allowing you to enjoy the beauty of the outdoors without the burden of extensive upkeep. The surrounding fields and countryside provide a serene backdrop, making this home a perfect sanctuary for those seeking a tranquil lifestyle.

- PICTURESQUE VILLAGE LOCATION
- SURROUNDED BY FIELDS & COUNTRYSIDE BEYOND
- WELL PLACED FOR SCHOOLS,SHOPS & THE FAMOUS ROCKCLIFFE HALL HOTEL
- CONSERVATORY
- RETAINING CHARM & CHARACTER THROUGHOUT
- DECEPTIVELY SPACIOUS
- OPEN PLAN KITCHEN/DINER
- GROUND FLOOR CLOAKS/WC

GENERAL INFORMATION:

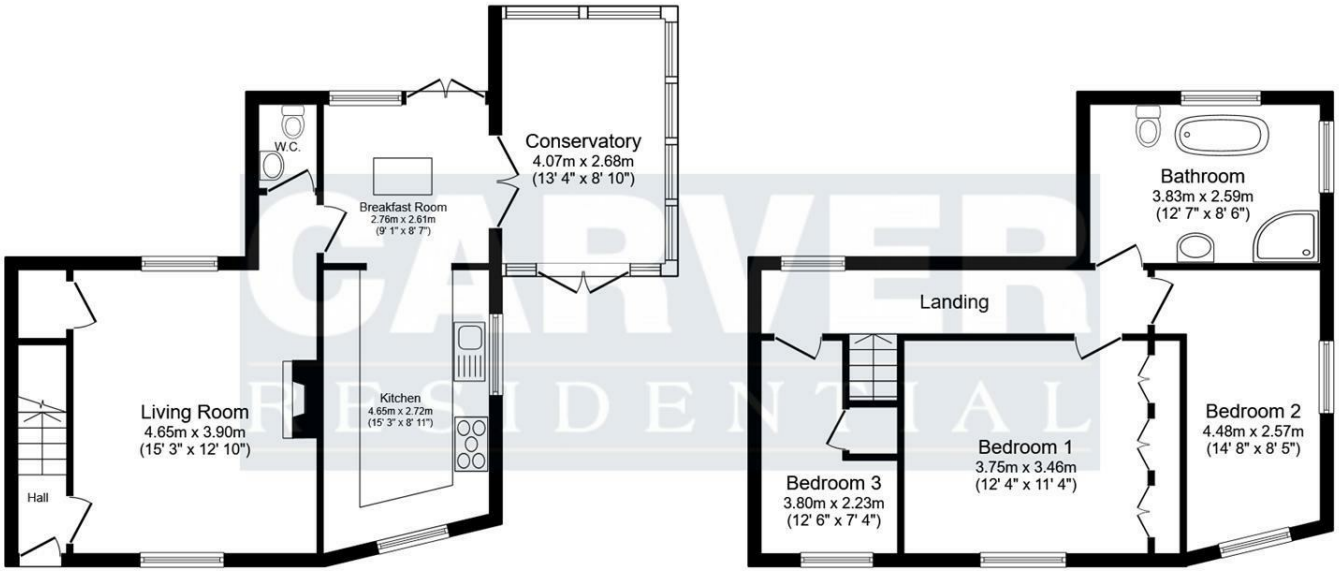
Tenure: Freehold
Services :Gas central heating, mains electric, water and drainage.
Double glazing
Local Authority: Darlington Borough Council (Tax Banding C)

Buyers Identification Checks

Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential 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.

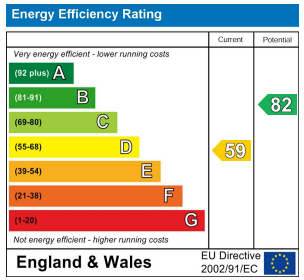
Property Size

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 a conservatory and/or garage)



Ground Floor
Floor area 55.3 sq.m. (595 sq.ft.)

First Floor
Floor area 52.1 sq.m. (561 sq.ft.)



Property size taken from EPC
1011.00 sq ft

Total floor area: 107.4 sq.m. (1,156 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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