



14 BLACKTHORN DRIVE, HURWORTH, DARLINGTON, DL2 2FU

£375,000

An exciting opportunity to purchase this impressive four-bedroom detached home, beautifully positioned in the highly sought-after village of Hurworth, perfectly placed for local amenities and excellent schooling.

This stunning property is set up to perfection, showcasing exceptional style and attention to detail throughout. With high-quality fixtures and fittings and tasteful décor in every room, it truly offers the feeling of walking into a show home.

The accommodation briefly comprises a welcoming reception hallway, a spacious lounge, a separate study, a convenient ground floor WC, and a superb open-plan kitchen/dining room — ideal for modern family living and entertaining. The Kitchen itself benefits from a range of wall, floor and drawer units as well as integrated appliances such as; Fridge Freezer, Dishwasher and a Double Oven and Hob. A practical utility room completes the ground floor.

To the first floor, there are four generous double bedrooms, two with fitted wardrobes, with the master bedroom benefitting from its own en-suite shower room. A stylish family



LOUNGE
15'1 x 11'4 (4.60m x 3.45m)

STUDY
8'10 x 8'4 (2.69m x 2.54m)

KITCHEN/DINER
23'4 x 9'10 (7.11m x 3.00m)

BEDROOM ONE
12'11 x 11'5 (3.94m x 3.48m)

BEDROOM TWO
12'9 x 10'1 (3.89m x 3.07m)

BEDROOM THREE
14'2 x 10'01 (4.32m x 3.07m)

BEDROOM FOUR
11'4 x 10'01 (3.45m x 3.07m)

GARAGE
20'04 x 10'09 (6.20m x 3.28m)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	85	94
(81-91) B		
(69-80) C		
(55-68) D		
(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.

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