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ESTATE AGENTS

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33 HURWORTH ROAD, HURWORTH PLACE, DARLINGTON, DL2 2DF

£300,000

THREE BEDROOM COTTAGE | IMPRESSIVE OPEN-PLAN KITCHEN/DINING/SITTING ROOM | MODERN FITTED KITCHEN | UTILITY ROOM | GROUND FLOOR SHOWER ROOM | FIRST FLOOR BATHROOM | ENCLOSED REAR GARDEN | DETACHED GARDEN ROOM | DOUBLE GARAGE | SOUGHT-AFTER VILLAGE LOCATION

TENURE: FREEHOLD





Situated in the popular village of Hurworth, this attractive cottage offers a wonderful combination of character, practicality and modern living, making it an ideal home for a range of buyers.

The accommodation is arranged over two floors and briefly comprises an entrance hallway, leading through to a separate lounge positioned to the front of the property, providing a comfortable and inviting space to relax.

The lounge then leads through to the impressive open-plan kitchen/dining/sitting room to the rear, creating a fantastic sociable space for everyday family life and entertaining. The kitchen is fitted with an extensive range of contemporary grey units, contrasting work surfaces and integrated appliances, complemented by a breakfast bar and generous dining area. The open-plan layout offers plenty of natural light and views towards the rear garden.

Further ground floor accommodation includes a useful separate utility room and a shower room, adding valuable convenience and flexibility to the layout.

To the first floor are three bedrooms, together with the main bathroom, which is fitted with a modern white suite incorporating a bath with shower over, wash hand basin and WC. The bedrooms offer versatile accommodation, with the principal bedroom benefiting from fitted storage space.

Externally, the property continues to impress. To the rear is an enclosed garden featuring a paved patio and lawned area, providing an ideal space for outdoor dining and relaxation. Of particular note is the modern detached garden room, offering excellent potential for use as a home office, hobby room or additional recreational space.

A further significant advantage is the double garage, providing substantial storage and parking potential, together with a driveway to the front.

Overall, this is a well-presented and versatile home in a sought-after village setting, with excellent living space and useful additional facilities. Early viewing is highly recommended to appreciate the accommodation on offer.

Local area – Hurworth Place
Hurworth Place is a popular and well-established village situated approximately three miles south of Darlington, offering an appealing balance of village living and convenient access to town amenities. Positioned close to the River Tees and neighbouring village of Hurworth-on-Tees, the area enjoys an attractive setting with opportunities for countryside walks and outdoor recreation, including access to the Teesdale Way. The historic Croft Bridge provides a connection across the River Tees to Croft-on-Tees in North Yorkshire.
Hurworth+2

The surrounding villages offer a good selection of everyday amenities, including convenience shopping, public houses, eateries and community facilities. Hurworth Grange provides a popular community hub, incorporating a café and a range of social activities, whilst local healthcare facilities include a GP surgery and pharmacy. Families are well served by nearby Hurworth Primary School and Hurworth School, with further educational options available throughout Darlington.
darlington.gov.uk+2

For commuters, there are regular bus services connecting the village with Darlington, alongside convenient road links to the A66 and wider regional road network. Darlington town centre provides a more extensive range of shopping, leisure and recreational facilities, together with its mainline railway station offering excellent connections further afield.
darlington.gov.uk+1

LOUNGE
15'5 x 14'06 (4.70m x 4.42m)

KITCHEN/DINING/SITTING ROOM
24'07 x 18'10 (7.49m x 5.74m)

UTILITY
8'01 x 6'04 (2.46m x 1.93m)

SHOWER ROOM
5'7 x 5'00 (1.70m x 1.52m)

BEDROOM ONE
11'04 x 10'08 (3.45m x 3.25m)

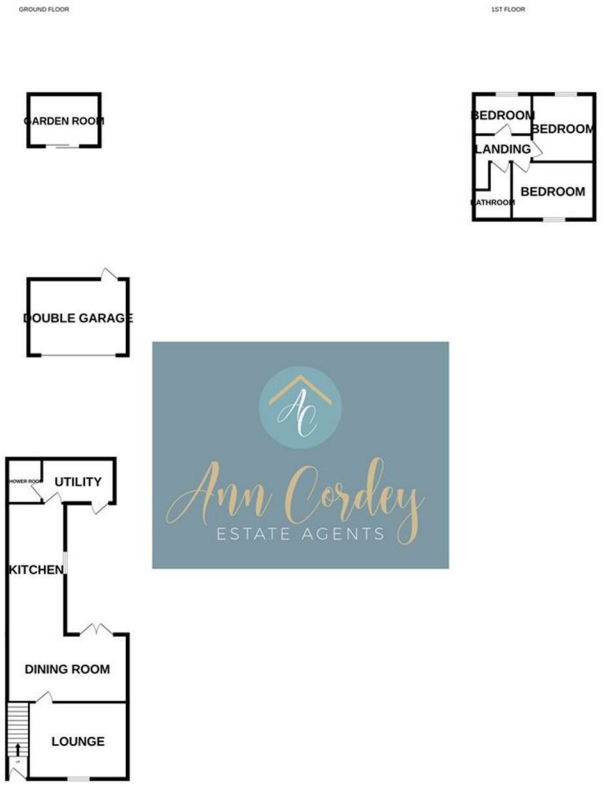
BEDROOM TWO
11'00 x 8'3 (3.35m x 2.51m)

BEDROOM THREE
9'3 x 9'01 (2.82m x 2.77m)

BATHROOM
7'8 x 6'01 (2.34m x 1.85m)

DOUBLE GARAGE
20'00 x 17'7 (6.10m x 5.36m)

GARDEN ROOM
12'06 x 10'06 (3.81m x 3.20m)



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The Property Ombudsman