



**Kentbeck Drive**

Darlington DL2 2JU

Offers In The Region Of £450,000





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# Kentbeck Drive

## Darlington DL2 2JU



- Four Bedroom Detached Property
- Off Street Parking and Garage
- Epc Rating B

- Sought After Hurworth Location
- Village Surroundings
- Very Well Presented

- Perfect Family Home
- Council Tax Band

In the charming village of Hurworth, Darlington, this splendid detached house on Kentbeck Drive presents an ideal family home. With five generously sized bedrooms, including two en-suite rooms, this property offers ample space for both relaxation and privacy. The well-designed layout features a welcoming reception room, perfect for entertaining guests or enjoying family time.

The property also includes a garage and off-street parking for two vehicles, providing ease and security for your vehicles. To the rear is a spacious rear garden with both lawn and decking areas.

Situated in the picturesque setting of Hurworth village, residents can enjoy a peaceful lifestyle while being within easy reach of local amenities and transport links. This home is not just a place to live; it is a sanctuary for families seeking comfort and community.

With its spacious interiors and prime location, this property is a rare find and is sure to attract those looking for a perfect blend of modern living and village charm. Do not miss the opportunity to make this delightful house your new home.

### Entrance Hall

Door to front, staircase to first floor landing and radiator.

### Lounge

16'4 x 10'11 (4.98m x 3.33m)

Upvc double glazed box window to front, storage in alcoves and two radiators.

### Kitchen/Diner

27'10 x 9'7 (8.48m x 2.92m)

Fitted with wall, baser and drawer units incorporating a breakfast bar. Electric hob with extractor over and eye level double oven. Stainless steel sink with mixer tap. Integrated fridge freezer and dishwasher. Space for a dining table and chairs, spotlights to ceiling and French doors to rear.

### Utility Room

5'5 (1.65m)

With space for a washing machine and door to rear.

### Ground Floor Cloaks

With w.c, wash hand basin and radiator.

### First Floor Landing

Storage cupboard.

### Bedroom One

11 x 10'4 (3.35m x 3.15m)

Upvc double glazed window to front, dressing room with hanging and shelving, radiator.

### En-Suite One

Upvc double glazed obscure window to front, shower cubicle, w.c, wash hand basin and radiator.

### Bedroom Two

13'1 x 8'10 (3.99m x 2.69m)

Upvc double glazed window to rear and radiator.

### En-Suite Two

Upvc double glazed obscure window to rear, shower cubicle, w.c, wash hand basin and radiator.

### Bedroom Three

10'4 x 9'11 (3.15m x 3.02m)

Upvc double glazed window to rear and radiator.

### Bedroom Four

10'4 x 8'10 (3.15m x 2.69m)

Upvc double glazed window to front and radiator.

### Bedroom Five

7'10 x 6'6 (2.39m x 1.98m)

Upvc double glazed window to rear and radiator.

### Family Bathroom

Upvc double glazed obscure window to front, bath, w.c, wall mounted wash hand basin, spotlights to ceiling and radiator.

### Externally

To the front is off street parking and access to garage, there is also gated access to the rear.

To the rear is a spacious garden which is mainly laid to lawn with raised decking area.

### Tenure

Freehold

### Property Details

Local Authority: Darlington

Council Tax Band: E

Annual Price: £2,899

Conservation Area No

Flood Risk Very low

Floor Area 1,463 ft 2 / 136 m 2

Plot size 0.09 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

14 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

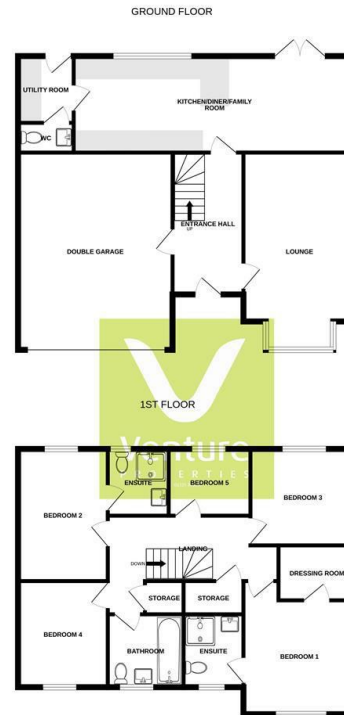
BT

Sky

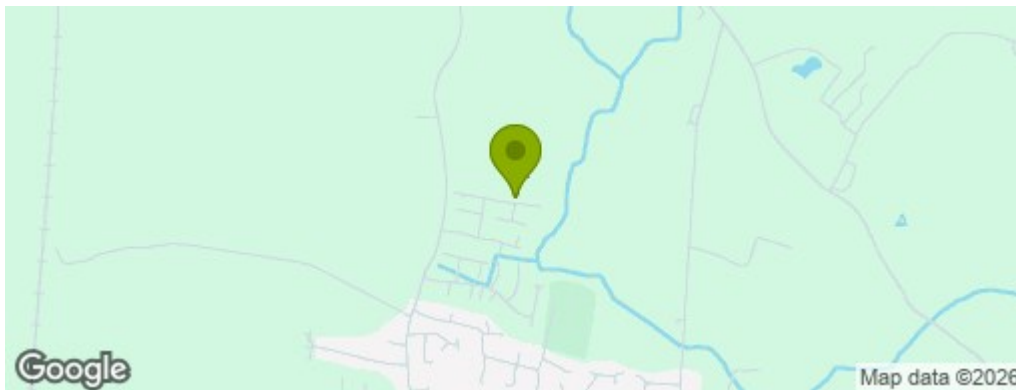
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### Note

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Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Property Information

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