



CARVERS
SALES & LETTINGS

Roundhill Road
Hurworth, Darlington, DL2 2EF
Price £385,000

House - Detached



Welcome to the charming and incredibly popular village of Hurworth, Darlington. This splendid detached house on Roundhill Road offers comfort and elegance. Spanning an impressive 1,679 square feet, the property boasts an inviting layout that is ideal for both family living and entertaining

Inside, you are greeted by three spacious reception rooms, each providing a versatile space that can be tailored to your needs, whether it be a cosy lounge, a formal dining area, or a study. The heart of the home is undoubtedly the well-appointed kitchen, which seamlessly connects to the reception areas, making it perfect for gatherings with family and friends.

The property features four generously sized double bedrooms, 2 of which benefit from ensuite bathrooms ensuring ample space for relaxation and privacy. The 3 modern bathrooms and a downstairs W/C are designed with both style and functionality in mind, catering to the needs of a busy household.

Outside, the property benefits from parking for up to three vehicles, a valuable asset in this desirable location. The surrounding area is known for its picturesque scenery and community spirit, making it an ideal place for families and professionals alike.

This delightful home on Roundhill Road is not just a property; it is a lifestyle choice, offering comfort, space, and a welcoming atmosphere in one of Darlington's most sought-after neighbourhoods. Do not miss the opportunity to make this wonderful house your new home.



- 4 bed Detached family home
- Open plan kitchen / dining
- Master bedroom and bedroom 2 with ensuite bathrooms
- Large private rear garden not overlooked from the rear
- Centrally located in the popular village of Hurworth
- 3 reception areas
- Four generously sized double bedrooms
- Family bathroom and further W/C on ground floor
- Detached Garage and plenty of off street parking

GENERAL INFORMATION:

Tenure: Freehold

Services: gas central heating, mains electric, water and drainage.

Double glazing

Local Authority: Darlington Borough Council (Tax Banding E)

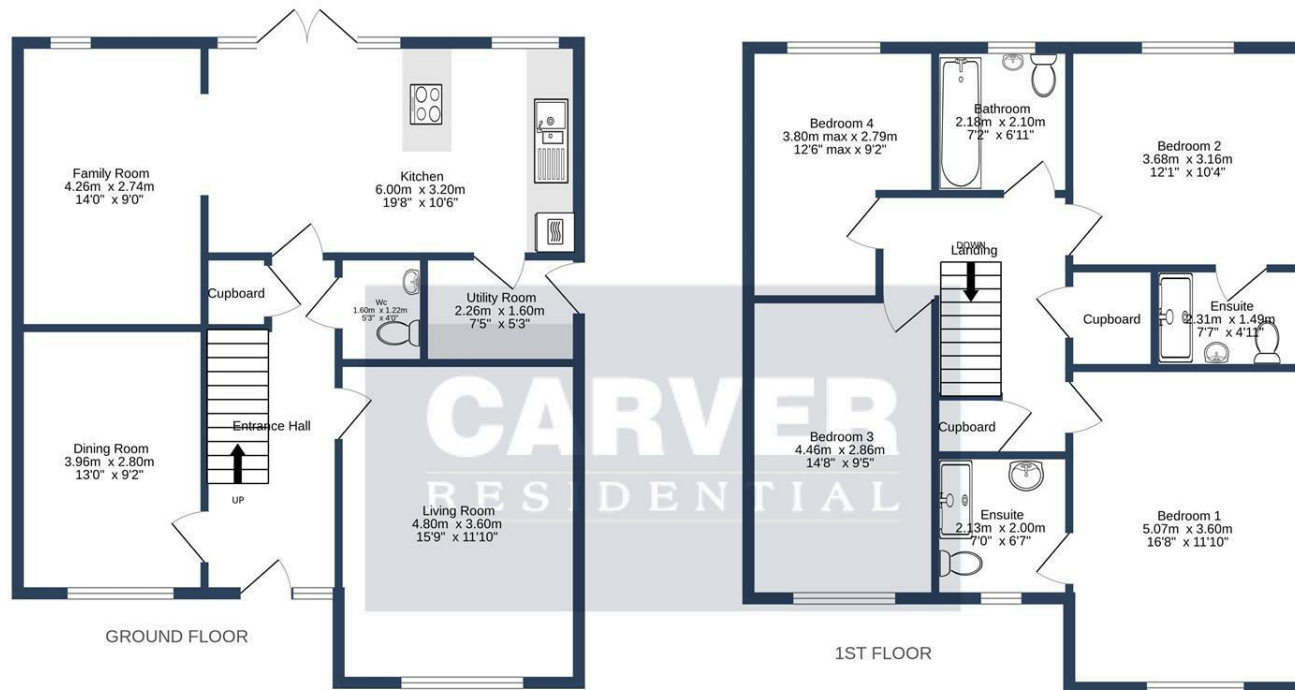
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Property Size

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)





ROUNDHILL ROAD, HURWORTH. DL2 2EF.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	86	
(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

Property size taken from EPC
1679.00 sq ft

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The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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