



**Emerson Road**

Darlington DL2 2AP

**Offers In The Region Of £290,000**





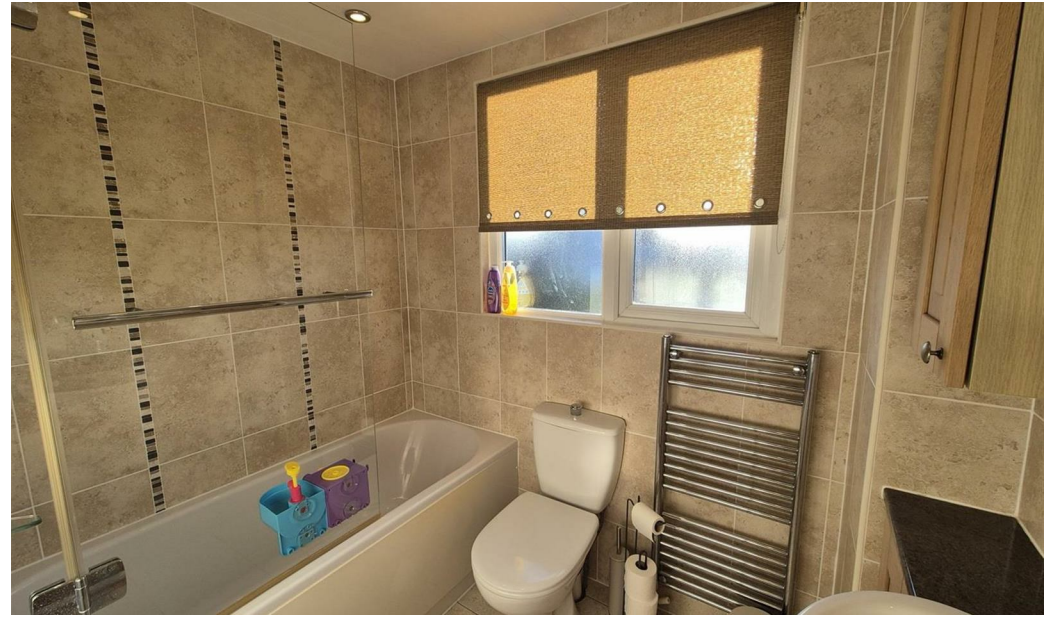
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# Emerson Road

Darlington DL2 2AP



- Four Bedroom Detached Property
- Off Street Parking
- Within Walking Distance to Local Amenities

- Popular Hurworth Location
- External Office Space
- Council Tax Band D

- Spacious Rear Garden & Garage
- Village Style Surroundings
- EPC Rating C

Located within the highly sought-after village of Hurworth, Darlington, this beautifully presented and thoughtfully extended detached residence on Emerson Road offers an exceptional opportunity to acquire a truly impressive family home. Combining space, style, and versatility, the property boasts four generously proportioned bedrooms, perfectly suited to modern family living.

At the heart of the home lies a stunning, light-filled kitchen and dining area, expertly designed to bring people together. Followed by the lounge offering well proportioned family living and entertaining space whether hosting lively gatherings or enjoying relaxed family meals, this welcoming space effortlessly caters to both everyday living and special occasions. Complemented by four bedrooms, the master with en-suite, two well-appointed bathrooms, the home ensures comfort and convenience for all members of the household.

Externally, the property continues to impress with its meticulously maintained and landscaped gardens, creating a serene and private outdoor haven. A charming garden office adds a further dimension of flexibility, offering the ideal setting for today's lifestyle needs.

Practicality is equally well considered, with ample off-street parking for up to three vehicles, along with a garage that provides additional storage or potential for workshop use.

Offering an enviable combination of location, space, and lifestyle appeal, this outstanding home represents a rare find in a desirable village setting. With a doctors surgery, OFSTED 'good' rated primary and secondary school and the ever popular Rockliffe Hall Hotel & Spa close at hand. Early viewing is highly recommended to fully appreciate the quality and charm this superb property has to offer.

## Entrance Porch

Door and window to front and tiled flooring.

## Lounge

17'05 x 14'00 (5.31m x 4.27m)

Upvc double glazed window to front, staircase to first floor landing, storage cupboard and radiator.

## Kitchen/Diner

26'03 x 11'04 (8.00m x 3.45m)

Two Upvc double glazed windows, French doors and back door to rear. Fitted with wall, base and drawer units with contrasting worktops. Stainless steel sink with mixer tap, integrated five ring gas hob with extractor over and electric oven. Space for an American style fridge freezer, integrated washing machine and dishwasher. Open aspect to dining area with plenty of room for a table and chairs. Radiator.

## First Floor Landing

Access to part boarded loft via drop down ladder and radiator.

## Master Bedroom

18'08 x 8'08 (5.69m x 2.64m)

Upvc double glazed window to front and vertical radiator.

## Master En-Suite

Upvc double glazed obscure window to rear, walk in shower cubicle, back to wall w.c and wash hand basin in vanity with storage and heated towel rail. Fully tiled walls and floor.

## Bedroom Two

11'03 x 9'09 (3.43m x 2.97m)

Upvc double glazed window to front, double size room with coving to ceiling and radiator.

## Bedroom Three

9'10 x 9'07 (3.00m x 2.92m)

Upvc double glazed window to rear, double size room with overhead storage and radiator.

## Bedroom Four

8'09 x 7'00 (2.67m x 2.13m)

Upvc double glazed window to front, overhead storage and radiator.

## Bathroom

Upvc double glazed obscure window to rear, panelled bath with shower over and screen, low level w.c, wash hand basin in vanity and heated towel rail. Fully tiled walls and floor.

## Externally

To the front there is a block paved driveway providing off street parking for three vehicles and access to the garage (13'02 x 10'10), which has an up and over door, power and light. Two gates to both sides of the property, lead to the spacious enclosed garden which is mainly laid to lawn with patio area, raised beds with a delightful, mature plum tree and a variety of herbs. There are gravelled pathways and a wooden garden shed. One of the standout features, is the impressive garden office.

## Garden Office

18'06 x 7'11 (5.64m x 2.41m)

This impressive garden office has Upvc French doors and a window to the front. With power, heat, light, a tv socket and wi-fi connection that offers a welcoming work space in peaceful surroundings.

## Tenure

Freehold

## Property Details

Local Authority: Darlington

Council Tax Band: D

Annual Price: £2,372

Conservation Area: Nb

Flood Risk Very low  
Floor Area 1,184 ft<sup>2</sup> / 110 m<sup>2</sup>  
Plot size 0.06 acres  
Mobile coverage

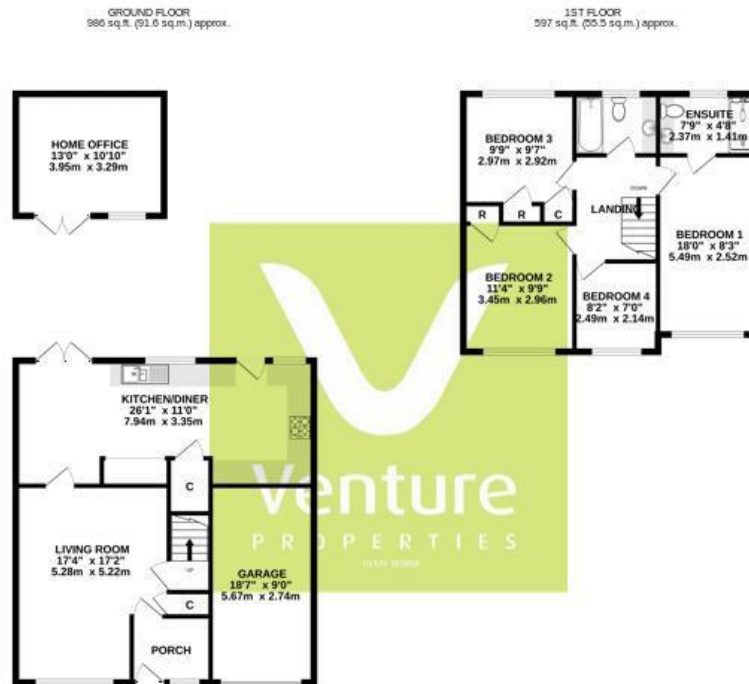
EE  
Vodafone  
Three  
O2  
Broadband

Basic  
15 Mbps  
Superfast  
80 Mbps  
Ultrafast  
2000 Mbps  
Satellite / Fibre TV Availability

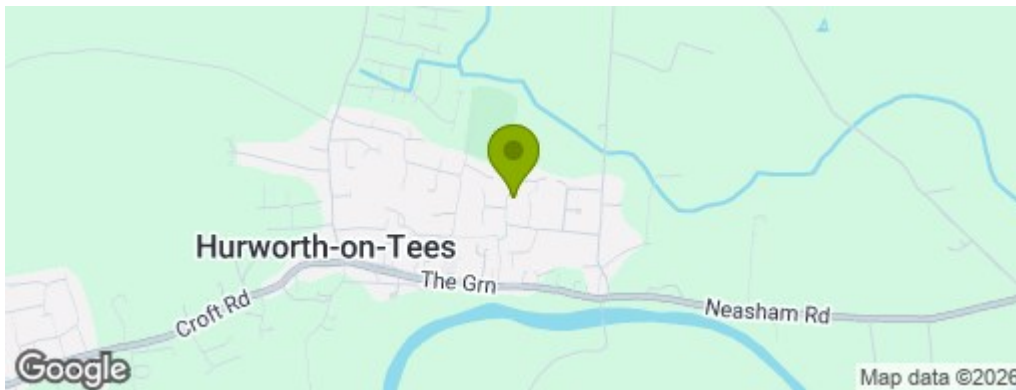
BT  
Sky  
Virgin

## Note

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house



TOTAL FLOOR AREA - 1583 sq.ft. (147.1 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of plots, sections, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, fixtures and appliances shown have not been viewed and no guarantee is given in their operability or efficiency can be given. Made with Blueprints 12/20.



## Property Information

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