

Lychgate, Hurworth, Darlington, DL2 2AT  
Offers in the region of £450,000



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Council Tax Band: D

Tucked away within a highly sought-after cul-de-sac in the heart of the desirable village of Hurworth, this outstanding, significantly extended family home presents a rare and exciting opportunity to acquire a property of exceptional space, quality, and versatility.

Beautifully maintained and enhanced by the current owner, this impressive residence offers expansive accommodation perfectly suited to modern family living. Set on a generous plot, the home boasts a south-facing rear garden, ample parking, and a spacious garage, all complementing its striking kerb appeal.

From the moment you step inside, the sense of space and light is undeniable. A welcoming and airy hallway, leads to a stylish principal reception room with contemporary statement wall feature, ideal for both relaxing and entertaining. The property truly comes into its own with a dining kitchen flowing seamlessly into a substantial family room extension, creating a superb living space perfect for everyday life and social gatherings. A convenient WC completes the layout, adding practicality to the ground floor.

The first floor continues to impress, offering five well-proportioned bedrooms alongside a dedicated office space, ideal for home working or study. The generous principal bedroom benefits from a sleek, contemporary en-suite shower room, while the stylish family bathroom serves the remaining four bedrooms, providing flexible accommodation for growing families.

Externally, the landscaped rear garden offers a delightful setting, perfect for outdoor entertaining or simply unwinding, while the generous plot enhances the overall sense of space and exclusivity.

Perfectly positioned for village living, the property is within walking distance of highly regarded primary and secondary schools, as well as local amenities, while still offering excellent transport links to surrounding areas. Easy reach to Teesside International Airport, and Darlington Train Station & town centre.

This is a truly exceptional home where space, style, and location are combined. Properties of this calibre in such a prime setting are rarely available, with viewings essential to fully appreciate everything this remarkable home has to offer.

Please note:

Council tax Band - D

Tenure - Freehold

Total sq ft and room dimensions to be considered a guide only.

uPVC Double Glazing & Gas Central Heating

Following acceptance of an offer, the prospective buyer(s) will be required to pay £30 (inc. VAT) per

client, to cover the cost of anti-money laundering checks conducted by Estates, in compliance with HMRC regulations.

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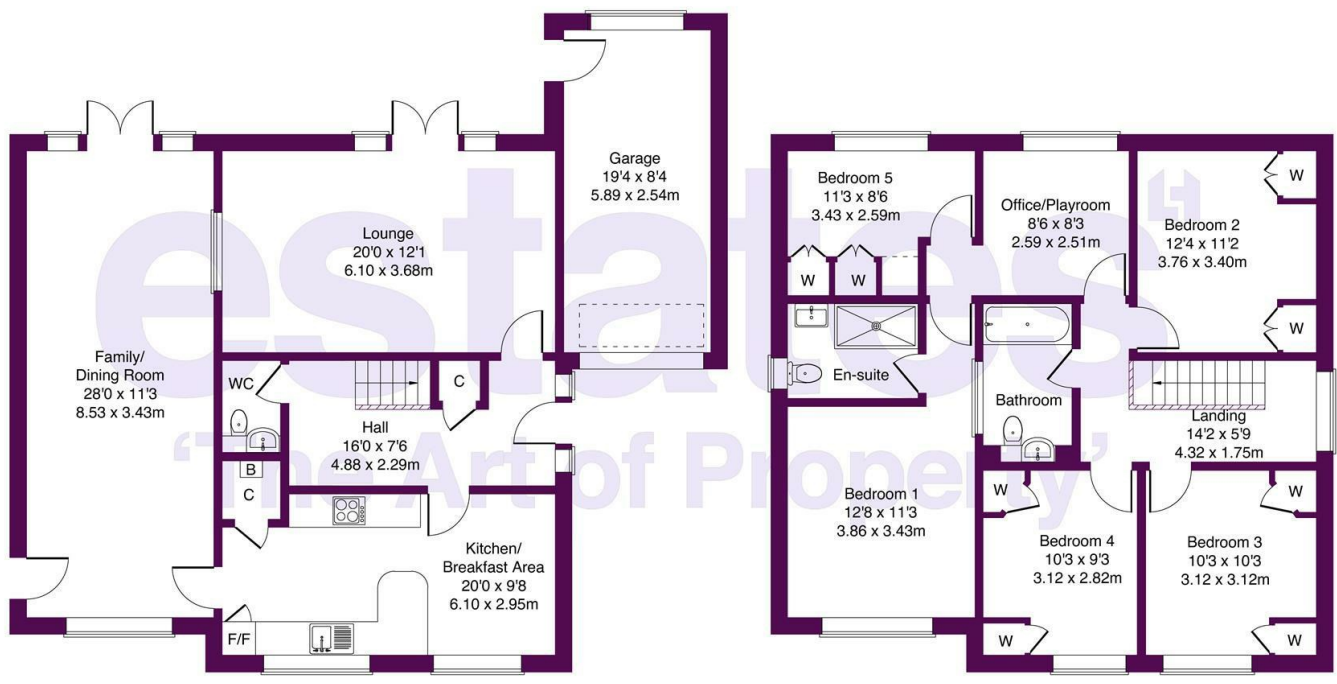
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**Lychgate, Hurworth, DL2 2AT**

Approximate Gross Internal Area: (2046 sq ft - 190 sq m.)



Ground Floor

First Floor

Not to Scale. Produced by The Plan Portal 2026  
 For Illustrative Purposes Only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		77	81
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	