



**Hury Way**  
Darlington DL2 2XA  
£325,000





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# Hury Way

Darlington DL2 2XA



- New Build Four Bedrooms
- Gardens, Driveway Garage
- No Chain

- Open Plan Family, Dining Kitchen Room
- Must Be Seen
- Must Be Seen Internally

- En-Suite To Main Bedroom
- Part Exchange Available
- EPC Grade TBC

Nestled in the desirable West Park development of Darlington, this stunning four-bedroom detached home presents an exceptional opportunity for families and individuals alike. The property boasts two spacious reception rooms, providing ample space for relaxation and entertainment. The open-plan dining kitchen is a highlight, offering a modern and inviting area for family meals and gatherings.

With four well-proportioned bedrooms, this home is perfect for those seeking comfort and space. The two bathrooms ensure convenience for all residents, making morning routines a breeze.

The west-facing rear garden is a delightful feature, allowing for plenty of sunlight throughout the day, ideal for outdoor activities or simply enjoying a peaceful evening in the fresh air.

Offered with no chain, this property is ready for you to move in and make it your own. Additionally, there is the possibility of part exchange, making the transition to your new home even smoother.

This remarkable home is conveniently located close to local amenities, ensuring that everything you need is

within easy reach. Don't miss the chance to own this beautiful property in one of Darlington's most sought-after areas.

## Hallway

### Lounge

9'7" x 13'4" (2.93 x 4.08)

### Family Room, Dining Room, Kitchen

### Utility Room

6'3" x 5'7" (1.91 x 1.71)

### Downstairs W.C

6'2" x .29'6" (1.9 x .9)

## First Floor

### Bedroom 1

10'3" x 9'0" (3.14 x 2.75 )

### Dressing Room

6'0" x 6'5" (1.85 x 1.97)

### En-Suite

6'5" x 5'1" (1.97 x 1.55)

### Bedroom 2

9'7" x 12'5" ( 2.93 x 3.81)

### Bedroom 3

12'2" x 8'0" (3.72 x 2.44)

### Bedroom 4

7'0" x 9'10" (2.15 x 3.02 )

### Bathroom/W.C

6'8" x 5'6" (2.05 x 1.69)

## Outside

## Information

Plot 98

Tenure: Freehold

Length of lease: N/A

Annual ground rent amount (£): N/A

Ground rent review period (year/month): N/A

Annual service charge amount (£): 190.97

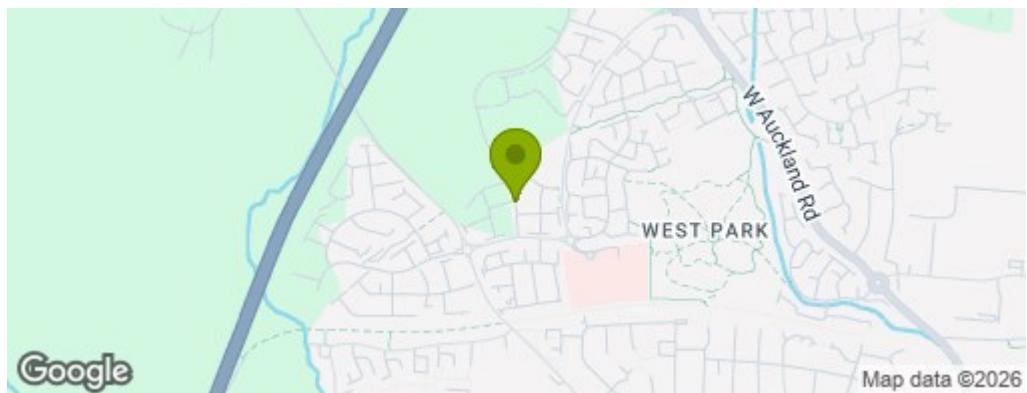
Service charge review period (year/month): Yearly

Council tax band (England, Wales and Scotland): TBC

Reservation fee (£): 500

For more information about the optional extras available in our new homes, please visit the Miller Homes website.

Parking - Single Garage



## Property Information

**01325 363858**

45 Duke Street, Darlington, County Durham, DL3 7SD  
[sales@venturepropertiesuk.com](mailto:sales@venturepropertiesuk.com)