



# CARVERS

SALES & LETTINGS

Kentbeck Drive

Hurworth, Darlington, DL2 2JU

Offers in the region of £425,000

House - Detached



5

2

3

Located in the sought-after village of Hurworth near Darlington, this stunning detached house on Kentbeck Drive offers a perfect blend of modern living and spacious comfort. Built in 2022, the property boasts an impressive 1,463 square feet of well-designed space, making it an ideal family home or perfect for those needing that extra space.

The property benefits from a separate family snug and large kitchen/diner perfect for both relaxation and entertaining. Downstairs also offers a separate utility space and W/C for convenience. The heart of the home features a contemporary design that flows seamlessly throughout. With five generously sized bedrooms, including two with ensuite bathrooms and an additional family bathroom, this property provides ample accommodation for families or those who enjoy hosting guests.

The large garden is a standout feature, offering a private outdoor space for children to play, gardening enthusiasts to thrive, or simply for enjoying the fresh air. Additionally, the integral double garage provides convenient parking and extra storage, enhancing the practicality of this delightful home.

Situated in a desirable location, this property is close to local amenities and excellent transport links, making it a perfect choice for those seeking a balance of tranquillity and accessibility. This home is not just a place to live; it is a lifestyle choice that promises comfort and convenience in a beautiful setting. Don't miss the opportunity to make this exceptional property your own.



- 5 bedrooms
- Generous gardens
- Desirable location
- Detached property
- Huge community feel
- Principle bedroom with en-suite and dressing room

**GENERAL INFORMATION:**

Tenure: Freehold

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

Double glazing

Local Authority: Darlington Borough Council (Tax Banding E)

Please note - there is a Green Belt levy of £130 which is payable annually for the maintenance of green spaces within the development.

**Buyers Identification Checks**

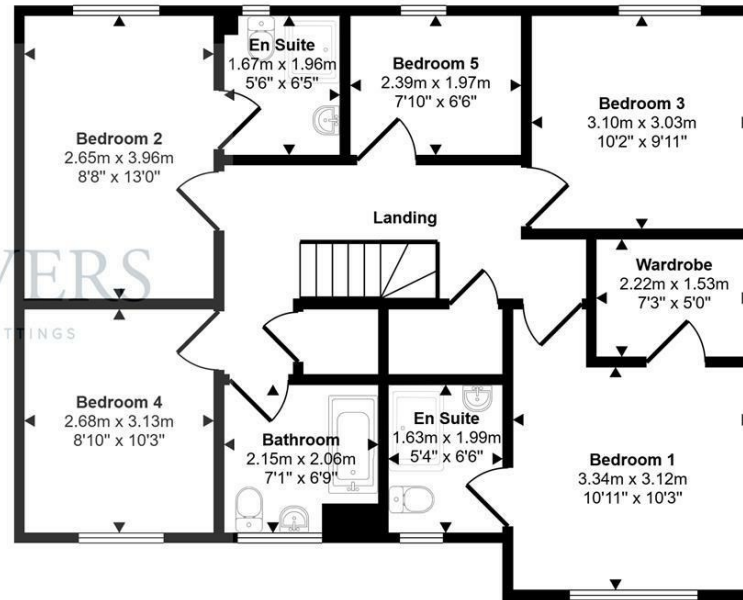
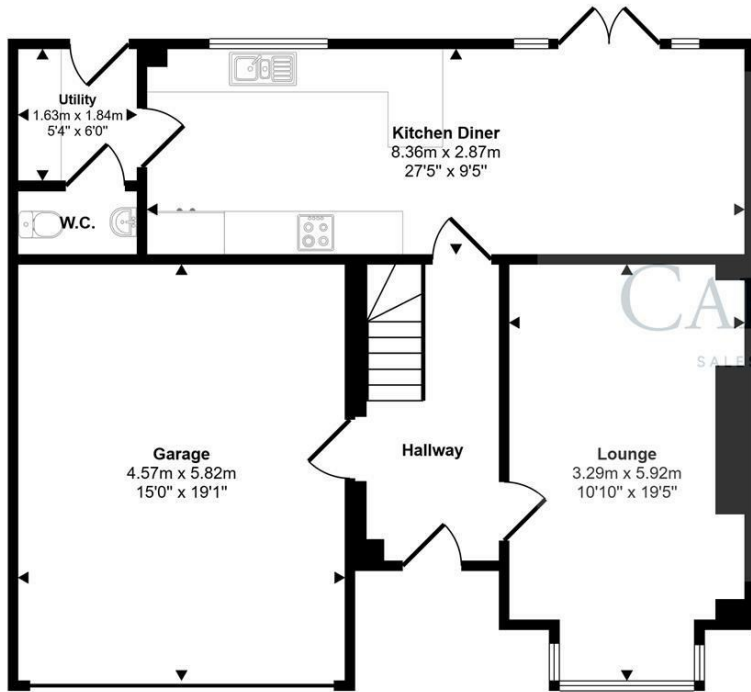
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**Property Size**

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 e.g a conservatory and/or garage)



Approx Gross Internal Area  
162 sq m / 1741 sq ft



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(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

Property size taken from EPC  
1463.00 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.  
The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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