





A deceptive family home located within the extremely popular village of Hurworth. Having well proportioned accommodation set over three floors this larger than average home is very well presented with some lovely features giving it a homely and very comfortable feel.

In brief the layout will reveal a beautiful entrance hallway with access to two most impressive reception rooms with open plan archway between. The kitchen/breakfast room is situated to the rear of the property with double doors leading out to the lovely garden. There is also a ground floor w.c. To the first floor there are three good sized bedrooms and bathroom with separate shower cubicle while to the second floor there is an extremely useful attic room which is accessed via a permanent staircase. Externally there is a pleasant front forecourt garden with gates giving access to the rear of the property and to the garage. There is also a most attractive, mature rear garden with a pleasant patio area. There is shared access to the rear and a flying freehold in the archway.

Hurworth is a highly desirable village location, known for its strong community feel, local amenities including a village shop, pubs and restaurants, reputable schools, and Rockcliffe Hall a luxury hotel and spa with a championship golf course.







- Beautifully presented deceptive family home
- Two lovely reception rooms both with fireplaces
- Attractive kitchen and downstairs w.c.
- Well proportioned deceptive accommodation
- Three good size bedrooms and useful attic room accessed via a permanent staircase
- Very pleasant mature gardens- a good size to the rear which is South facing

#### GENERAL INFORMATION:

Tenure: Freehold

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

Double glazing

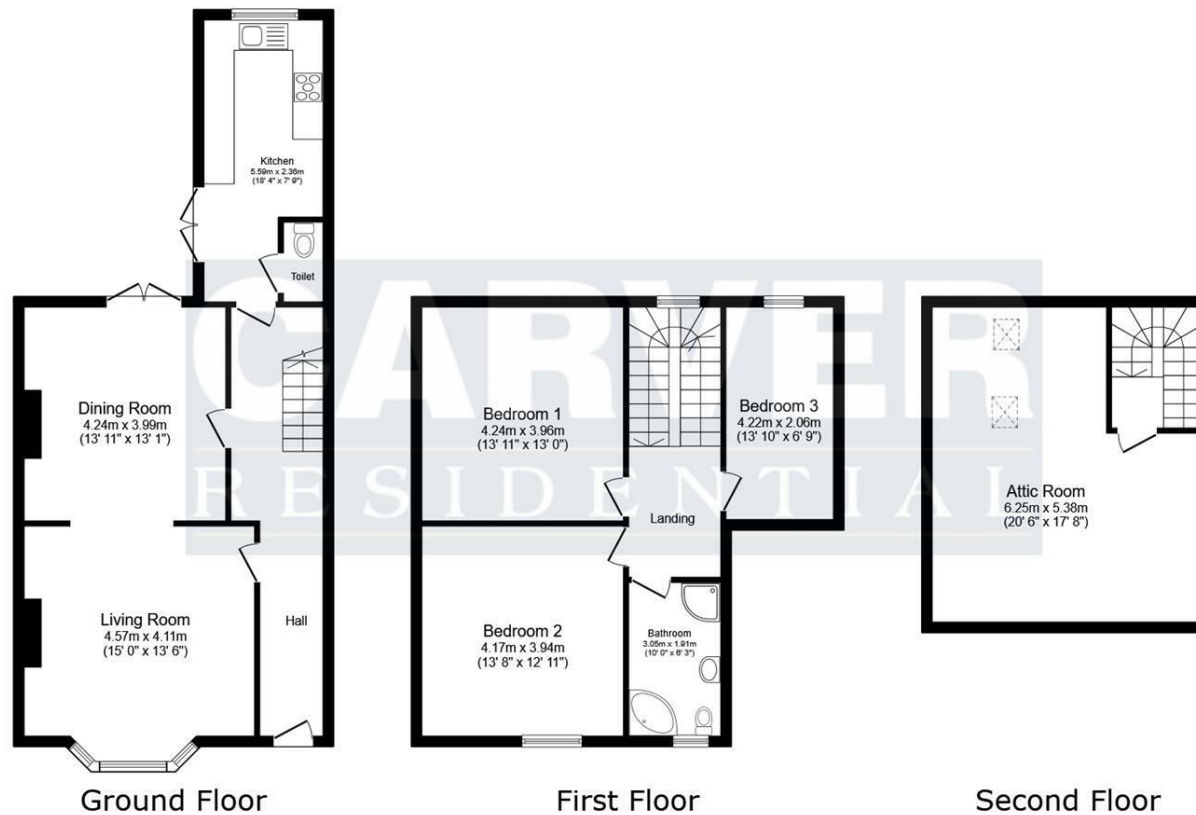
Local Authority: Darlington Borough Council (Tax Banding D)

#### 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 a conservatory and/or garage)



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>		
(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	

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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14 Duke Street, Darlington  
Co Durham, DL3 7AA  
01325 357807  
[sales@carvergroup.co.uk](mailto:sales@carvergroup.co.uk)

63 Dalton Way, Newton Aycliffe  
Co Durham DL5 4NB  
01325 320676  
[aycliffe@carvergroup.co.uk](mailto:aycliffe@carvergroup.co.uk)

41 Market Place, Richmond  
North Yorkshire, DL10 4QL  
01748 825317  
[richmond@carvergroup.co.uk](mailto:richmond@carvergroup.co.uk)

219 High Street, Northallerton  
North Yorkshire DL7 8LW  
01609 777710  
[northallerton@carvergroup.co.uk](mailto:northallerton@carvergroup.co.uk)

[www.carvergroup.co.uk](http://www.carvergroup.co.uk)