



A fantastic opportunity to purchase a large, detached property (built in 2020) with countryside views to the side and rear. A modern home which is sat within an exclusive gated development of just 10 properties, in the centre of a picturesque village only 10 minutes drive from Darlington and Yarm. This particular property is situated in the corner of the development and comprises of five large bedrooms, four en-suite bath/shower rooms, large living kitchen area with two sets of bi folding doors to rear which lead out to an all weather glass room. There is a large utility room, cloak room/downstairs WC, sitting/cinema room and large study. This home, when purchased had over £30,000 of developer upgrades inc - spot lights throughout, a stunning chandelier light, brushed chrome switches and sockets, fully tiled bathrooms and upgraded fittings, upgraded Bosch kitchen appliances, carpeted rooms and under floor heating on the ground floor. To the rear is a landscaped garden with a large composite decked area. Also having a lovely summer house too. The property has a double garage with electric roller doors and in total measures 310.40 sqm (3341 sq') exc. garage.

Hurworth Village is 1.2 miles away which has Rockcliffe Hall Hotel, Spa and Golf Club, The Bay Horse, Hurworth (Award winning restaurant and public house) and Excellent schooling.





- CORNER PLOT WITH COUNTRYSIDE VIEWS
- SECURE GATED DEVELOPMENT
- FIVE BEDROOMS
- RURAL LOCATION
- 10 MINUTES DRIVE TO DARLINGTON TRAIN STATION
- UTILITY ROOM
- FOUR EN-SUITES
- DOUBLE GARAGE

GENERAL INFORMATION:

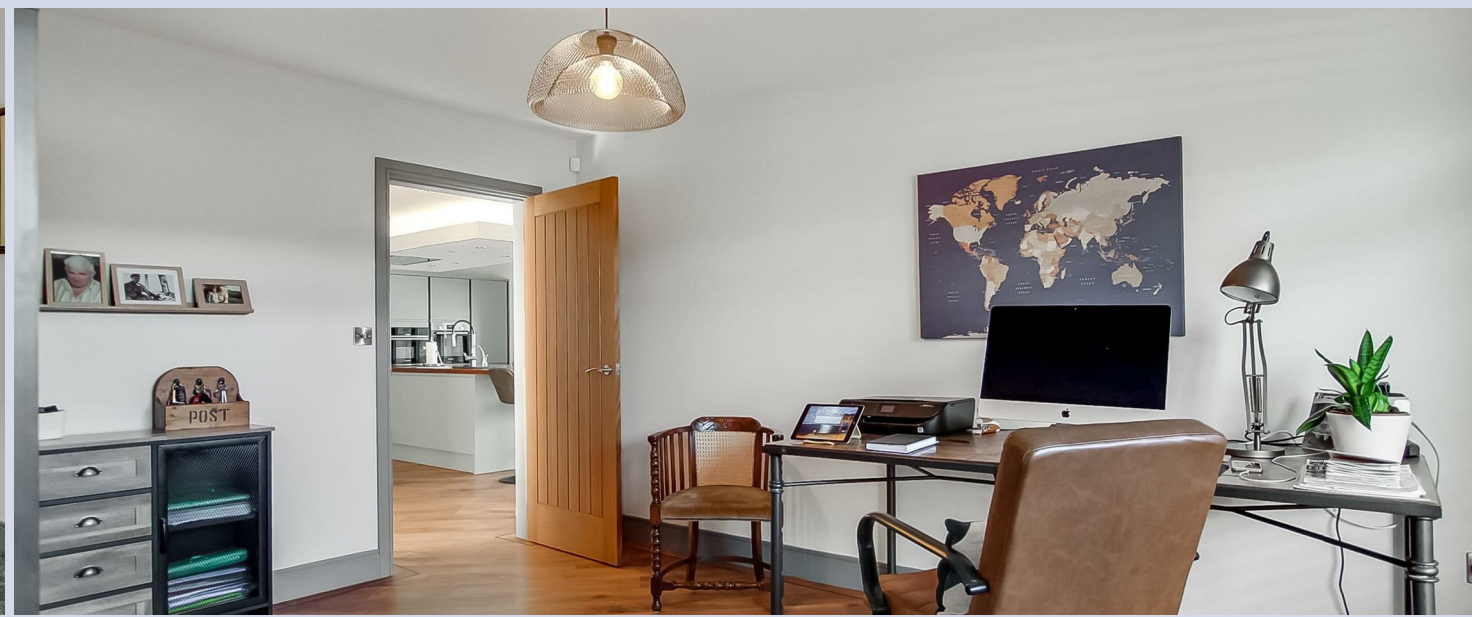
Tenure: Freehold

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

Double glazing

Local Authority: Darlington Borough Council (Tax Banding G).

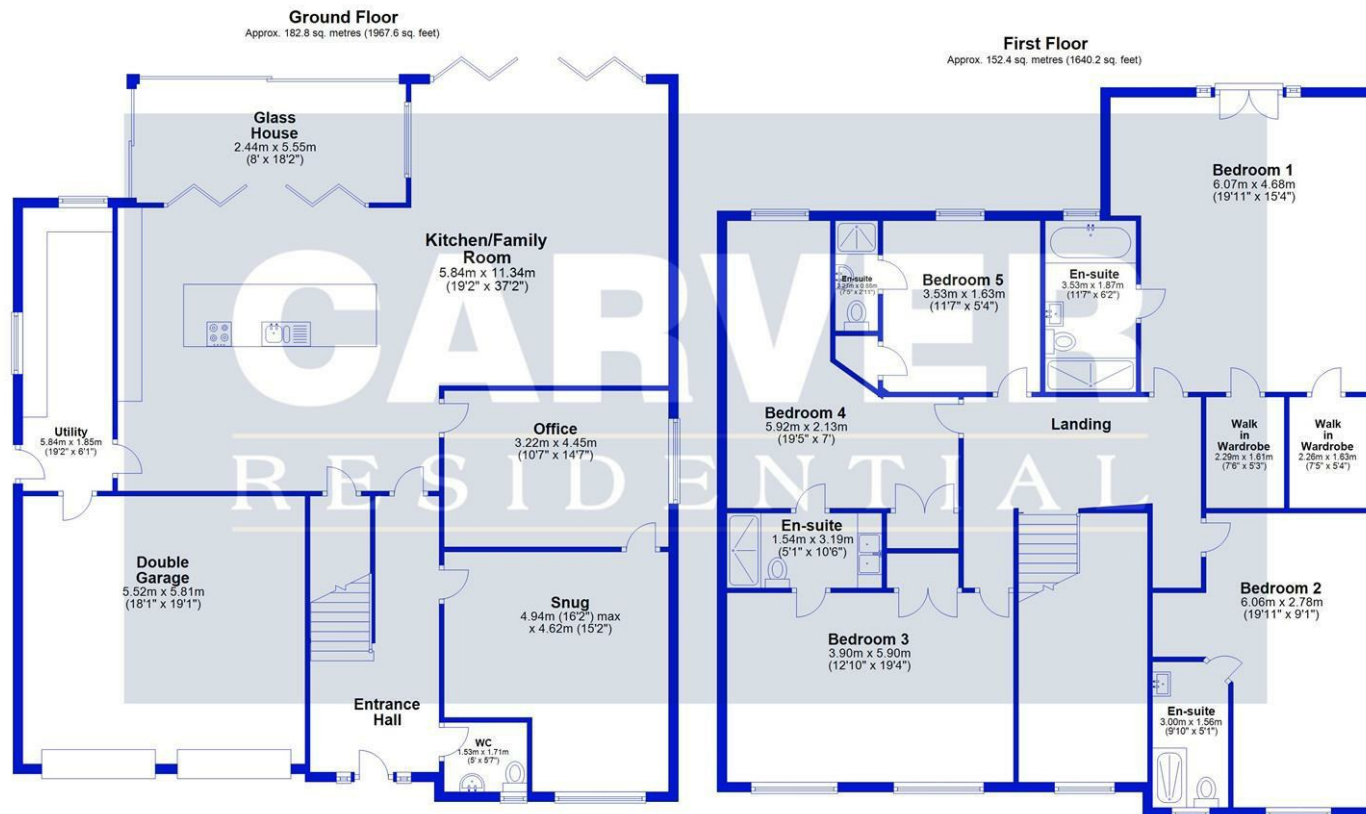
Shared gated access - New Lane Management Company Ltd. £20 per month per dwelling.











Total area: approx. 335.2 sq. metres (3607.8 sq. feet)

For identification purposes only. Not to scale.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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MAB 6202



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