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Roundhill Road  
Hurworth, Darlington, DL2 2EF  
**Price £395,000**

House - Detached  
4 Bedroom/s  
3 Bathroom/s

Welcome to the charming and incredibly popular village of Hurworth, Darlington.

This splendid detached house on Roundhill Road offers comfort and elegance. Spanning an impressive 1,679 square feet, the property boasts an inviting layout that is ideal for both family living and entertaining

Inside, you are greeted by three spacious reception rooms, each providing a versatile space that can be tailored to your needs, whether it be a cosy lounge, a formal dining area, or a study. The heart of the home is undoubtedly the well-appointed kitchen, which seamlessly connects to the reception areas, making it perfect for gatherings with family and friends.

The property features four generously sized double bedrooms, 2 of which benefit from ensuite bathrooms ensuring ample space for relaxation and privacy. The 3 modern bathrooms and a downstairs W/C are designed with both style and functionality in mind, catering to the needs of a busy household.

Outside, the property benefits from parking for up to three vehicles, a valuable asset in this desirable location. The surrounding area is known for its picturesque scenery and community spirit, making it an ideal place for families and professionals alike.





- 4 bed Detached family home
- Open plan kitchen / dining
- Master bedroom and bedroom 2 both benefit from ensuite bathrooms
- Large private rear garden which is not overlooked from the rear
- Centrally located in the popular village of Hurworth
- 3 reception areas
- Four generously sized double bedrooms
- Family bathroom and further W/C on ground floor
- Detached Garage and plenty of off street parking

#### **GENERAL INFORMATION:**

Tenure: Freehold

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

Double glazing

Local Authority: Darlington Borough Council (Tax Banding E)

#### **Buyers Identification Checks**

Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity, this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

#### **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)



ROUNDHILL ROAD, HURWORTH. DL2 2EF.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>86</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		
England & Wales		EU Directive 2002/91/EC

Floor Area from EPC - 1679.00 sq ft

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MAB 6202



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