



CARVER
RESIDENTIAL
Sales · Lettings · Property Management

Meadowbank Close
Hurworth Place, Darlington, DL2 2HZ

Offers in the region of £750,000

House - Detached
5 Bedroom/s
3 Bathroom/s

Built in 2019 by award-winning Yorvik Homes, This detached home on Meadowbank Close forms part of an exclusive development of six individually designed properties in the sought-after village of Hurworth Place (close to Hurworth and Croft-On-Tees).

Striking in design, the home combines brick, render and art stone with modern grey windows and bi-folding doors opening to a private, landscaped garden. The current owners have enhanced the property with professional landscaping and a veranda, creating a superb year-round entertaining space.

Inside, the property is finished to a high standard with a Sheraton kitchen, NEFF appliances, Porcelanosa tiling, and fittings by Villeroy & Boch and Hansgrohe. The spacious layout includes a sun room, open-plan kitchen/dining/family area, a log-burning stove in the main living room, and a second reception room ideal as a snug or study.

Upstairs are five generous bedrooms, main family bathroom and two luxurious en-suites.

The property sits on a generous plot which offers parking for around 6-8 vehicles, and 3 shared visitors parking spaces, along with a detached double garage.





- Built by Yorvik Homes in 2019
- Sheraton kitchen with NEFF appliances
- Log-burning stove & sun room
- Remainder of 10-year LABC warranty
- Five bedrooms, three bathrooms
- Landscaped gardens with veranda
- Sought-after Hurworth village setting
- River and countryside walks nearby

GENERAL INFORMATION:

Tenure: Freehold

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

Double glazing

Local Authority: Darlington Borough Council (Tax Banding G)

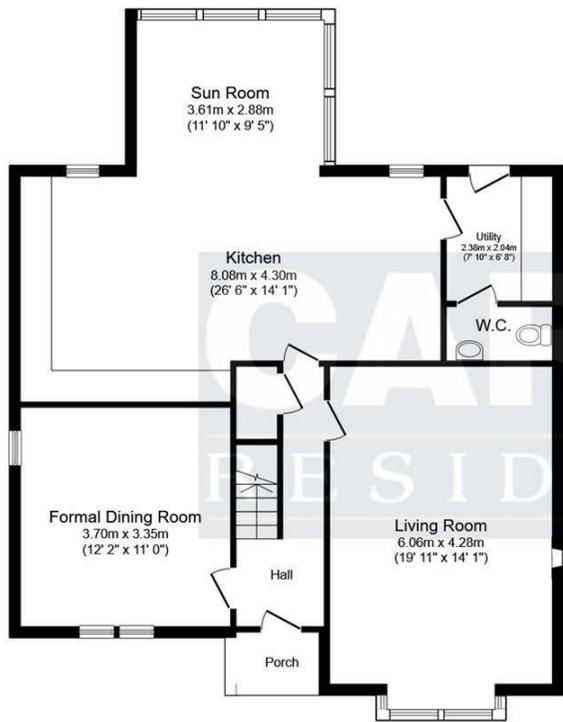
Agents Note - this exclusive property has communal area which is around £1250 pa to maintain.

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)



Ground Floor

Floor area 106.5 sq.m. (1,146 sq.ft.)



First Floor

Floor area 93.4 sq.m. (1,005 sq.ft.)

Total floor area: 199.8 sq.m. (2,151 sq.ft.)

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	90
(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	

Floor Area from EPC - 2100.00 sq ft

We can search 1,000s of mortgages for you

It could take just 15 minutes with one of our specialist advisers:
Call: 01325 380088. Visit: Any of our Offices. Online: www.mortgageadvicebureau.com/carver



Your home may be repossessed if you do not keep up repayments on your mortgage. There will 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

MAB 6202



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Nick & Gordon Carver Residential or Commercial, Nick & Gordon Carver, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property



14 Duke Street, Darlington
Co Durham, DL3 7AA
01325 357807
sales@carvergroup.co.uk

63 Dalton Way, Newton Aycliffe
Co Durham DL5 4NB
01325 320676
aycliffe@carvergroup.co.uk

41 Market Place, Richmond
North Yorkshire, DL10 4QL
01748 825317
richmond@carvergroup.co.uk

219 High Street, Northallerton
North Yorkshire DL7 8LW
01609 777710
northallerton@carvergroup.co.uk