



Friars Pardon

Darlington DL2 2DZ

Offers Over £370,000





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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Friars Pardon

Darlington DL2 2DZ



- Spacious Four Bedroom Bungalow
- Four Bedroom Detached Bungalow
- No Onward Chain

- Popular Hurworth Village Location
- Epc Rating D
- Very Well Presented

- Driveway for Off Street Parking
- Gardens to Front & Rear

In Friars Pardon in Hurworth, Darlington, this delightful four-bedroom bungalow offers a perfect blend of comfort and convenience. The property boasts a spacious layout, making it an ideal family home or a serene retreat for those seeking single-level living.

Upon entering, you are welcomed into a generous reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining. The bungalow features four well-proportioned bedrooms, ensuring ample space for family members or guests. With two bathrooms, morning routines will be a breeze, catering to the needs of a busy household.

The exterior of the property is equally impressive, with a driveway providing ease of access and ample parking for family and visitors alike

Situated in the picturesque village residents can enjoy a peaceful lifestyle while still being within easy reach of local amenities and transport links. This bungalow is not just a home; it is a lifestyle choice, offering the perfect setting for those who appreciate the tranquility of village life combined with the convenience of modern living.

In summary, this light and spacious four-bedroom bungalow is a rare find, combining comfort, practicality, and a lovely community atmosphere. It is an opportunity not to be missed for anyone looking to settle in this desirable area.

Entrance Hall

Upvc door and window to front, double storage cupboard with hanging and shelving, tiled floor, skylight and radiator.

Lounge

21'02 x 8'01 x 19'04 x 12'11 (6.45m x 2.46m x 5.89m x 3.94m)
Upvc double glazed window to side, coving to ceiling, marble fireplace with gas, real flame effect fire. Sliding doors to conservatory.

Kitchen/Diner

18'03 x 12'05 (5.56m x 3.78m)
Upvc double glazed window to side and double doors to rear. White wall, base and drawer units with deep pan drawers and granite worktops. Integrated AEG hob with extractor over and double oven. Stainless steel sink with mixer tap, integrated fridge freezer, dishwasher and washing machine. Spotlights to ceiling, under unit lighting and cupboard with hot water tank.

Conservatory

7'04 x 11'10 (2.24m x 3.61m)
Upvc fully glazed with double doors to rear and tiled floor.

Inner Hallway

Access to loft and linen cupboard.

Bedroom One

12'07 x 8'05 (3.84m x 2.57m)
Upvc double glazed window to front, spotlights to ceiling and radiator.

En-Suite

Upvc double glazed obscure window to rear, walk in shower cubicle, low level w.c, wash hand basin, heated towel rail and spotlights to ceiling. Fully tiled walls and floor.

Bedroom Two

9'09 x 10'04 (2.97m x 3.15m)
Upvc double glazed window to front, coving to ceiling, fitted wardrobes, bedside and dressing table. Radiator.

Bedroom Three

9'08 x 14'01 (2.95m x 4.29m)
Upvc double glazed window to front, fitted wardrobes with hanging and shelving, dressing table and radiator.

Bedroom Four

9'10 x 7'07 (3.00m x 2.31m)
Upvc double glazed window to side, coving to ceiling and radiator.

Bathroom

Upvc double glazed obscure window to side, shower cubicle, low level w.c, wash hand basin and heated towel rail. Spotlights to ceiling and fully tiled walls and floor.

Externally

To the front is a generous driveway.
To the rear is an enclosed, decorative garden which is mainly laid to paving with pond.

Tenure

Freehold

Property Details

Local Authority: Darlington
Council Tax Band: E
Annual Price: £2,899
Conservation Area No
Flood Risk Very low
Floor Area 1,216 ft 2 / 113 m 2
Plot size 0.09 acres
Mobile coverage

EE
Vodafone
Three
O2
Broadband

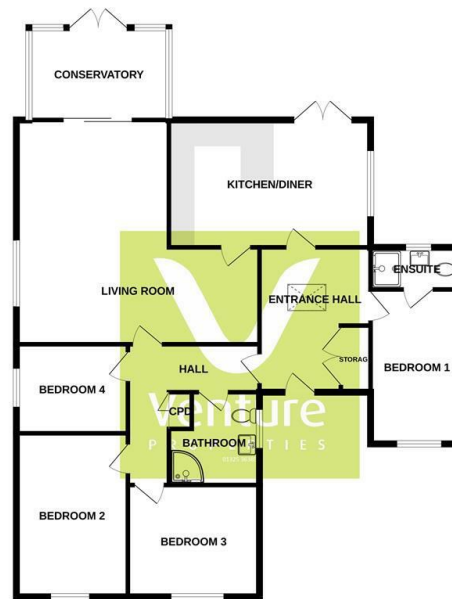
Basic
16 Mbps
Ultrafast
10000 Mbps
Satellite / Fibre TV Availability

BT
Sky
Virgin

Note

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house

GROUND FLOOR



42 FRIARS PARSON, HURWORTH, DL2 2DZ.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, walls, doors and windows are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for guidance purposes only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
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Property Information

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