

West End

Hurworth-on-Tees DL2 2HB

£585,000











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West End

Hurworth-on-Tees DI 2 2HR

- 4 Bedroom Cottage
- Gardens Front & Rear
- Cinema Room

One of a kind. A stunning, period home, boasting double frontage, located in the sought after village of Hurworth-on-Tees.

The property has undergone extensive refurbishment by the current owners and the attention to detail cannot fail to impress.

As you enter the cottage, you are welcomed by a stunning hallway with doors to the left and right. To the left, a large lounge and to the right an open plan kitchen/dining room, perfect for entertaining quests. French doors lead out onto the rear garden.

Further down the hallway to the rear of the property is a home office and handy utility room before stairs lead you down to the impressive cinema room in the cellar, providing the perfect space for movie nights or catching up on your favourite TV shows in style.

On the first floor are four well-proportioned bedrooms, offering ample space for a growing family to unwind and recharge, as well as a stunning bathroom with separate WC.

Externally, there is a stunning lawned garden to the front with picket fence, which gives the property that quintessential 'postcard cottage' look to passers-by. To the rear is a split-level garden with patio area, a raised, decked seating area, easy-to-maintain artificial lawn and detached garage. A gate provides access to the rear lane which is accessible by car.

Hurworth-on-Tees is a village that has it all. A thriving community with excellent primary and secondary schools, doctors' surgery and pharmacy, three pubs, two restaurants, community centre, physiotherapists and dentist

Nestled in the heart of this picturesque village, Closeburn House offers a tranquil escape from the hustle and bustle of day-to-day life. Whether you're looking for a peaceful retreat or a place to create lasting memories, this property has it all.

Hallway

A stylish front door leads to an airy, high ceiling, hallway with coving and dado rail. There is a feature arch way leading to the rear of the hall, which is split level, with staircase to the first floor and a few stairs leading to the office and utility room. There is also a radiator and wooden flooring.

Lounge

16'9" x 13'11" (5.12 x 4.26)

Upvc double glazed bow window to front, coving to ceiling and fireplace with encased multi fuel burner. There is also a radiator and wooden flooring.

Dining Room

16'9" x 14'0" (5.12 x 4.29)

Spacious room with upvc double glazed bay window to front and coving to ceiling. There is a fireplace encasing a multi fuel log burner, and a wall mounted radiator as well as wooden flooring. The dining room is open plan with the kitchen.

- Extensively Refurbished by Current Owners
- · Close to Excellent Schools
- Office & Utility Room

Kitchen

12'9" x 11'3" (3.90 x 3.44)

Two upvc double glazed windows to side, fitted with modern wall, base and drawer units. A free standing island/breakfast bar, with integrated ceramic sink and mixer taps. There is a generous seven ring gas range cooker, with double oven. There is also an integrated dishwasher and fridge freezer, vertical radiator, spotlights to ceiling and French doors leading to the to rear garden.

Study/Office

11'1" x 11'0" (3.38 x 3.36)

Upvc double glazed window to rear, fitted wardrobes and radiator, with modern wall panelling to create a desk area

Utility Room

Upvc double glazed window and door to rear, there is space for a washing machine and tumble dryer. Spotlights to ceiling.

Cinema Room

17'8" x 14'4" (5.4 x 4.39)

Impressive, spacious cinema room converted from what was the cellar, fitted with storage cupboard and electric fire in recess.

First Floor Landing

Arch style window to rear and radiator.

Upvc double glazed obscure window to side, fitted with WC and wash hand basin. The walls are partpanelled and there is wooden flooring.

Bedroom One

15'1" x 12'5" (4.6 x 3.8)

Upvc double glazed sash window to front, coving to ceiling, fitted wardrobes, fireplace and radiator.

Bedroom Two

15'1" x 12'5" (4.6 x 3.8)

Upvc double glazed sash window to front, coving to ceiling and radiator.

Bedroom Three

14'1" x 11'4" (4.30 x 3.47)

Two upvc double glazed sash windows to rear, coving to ceiling, fireplace and radiator.

Bedroom Four

11'2" x 7'4" (3.41 x 2.26)

Upvc double glazed sash window to front, coving to ceiling, dado rail to wall and radiator.







- Stunning Open Plan Kitchen/Dining Rooms
- Detached Garage
- · Sought After Village Location

Bathroom

Upvc double glazed obscure window to rear, three steps down into the bathroom where there is a freestanding bath with mixer tap, a walk-in shower, with waterfall and spray, WC and twin wash hand basins. With spotlights to a sloping ceiling.

Externally

To the front is an enclosed well maintained garden which has a paved pathway leading to the front entrance with lawned areas either side of path. To the front of the garden there is a picket style fence

To the rear is an attractive split level garden, which is mainly laid to artificial lawn with a separate slightly raised decking area; ample for seating. There is also a gate that leads to the back lane which is accessible by car. There is an additional patio area adjacent to the garage, a log store and small

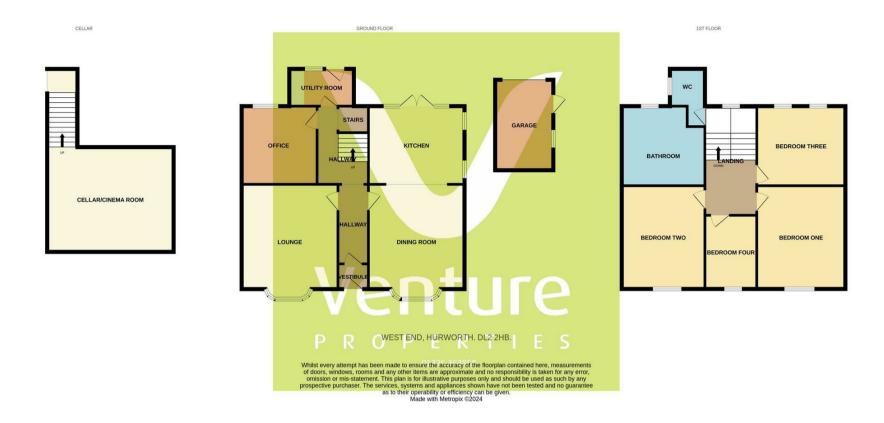
Council Tax

Band F.

Tenure

Freehold

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Property Information