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Westfield Drive  
Hurworth, Darlington, DL2 2EP

**Offers in the region of £375,000**

House - Detached  
4 Bedroom/s  
2 Bathroom/s

WOW Presented to show house standards throughout, this stunning DETACHED family home has undergone a refurbishment without regard to expense by the present owners, with neutral décor to compliment the interior. As soon as you enter the welcoming hallway you will appreciate that this could be your forever home. The useful ground floor cloaks/WC and spacious living room with French doors opening onto the WEST FACING rear garden, also having what can only be described as a fabulous kitchen/breakfast room with bespoke units, a host of quality integrated appliances together with Centre Island, and complimented by quartz work surfaces this is certainly the hub of the home, also having separate snug/playroom. To the first floor the master bedroom offers a walk-in dressing room, and en-suite bathroom/WC, and three further DOUBLE bedrooms, and spacious family bathroom/WC.

Externally the mature established corner sited gardens are complimented by a twin DRIVEWAY together with DOUBLE GARAGE, the rear garden is perfect for entertaining family & friends.

Hurworth village offers a host of amenities including well regarded schools, shops, doctors, etc. and of course the prestigious Rockcliffe Hall.





- STUNNING FAMILY HOME
- NO EXPENSE HAS BEEN SPARED
- NEUTRAL DECOR COMPLIMENTS THE INTERIOR
- MASTER BEDROOM WITH WALK-IN DRESSING ROOM
- TWIN DRIVEWAY & DOUBLE GARAGE
- REFURBISHED TO A HIGH STANDARD
- QUALITY FIXTURES & FITTINGS
- OPEN PLAN KITCHEN/DINER
- CORNER SITED GARDENS
- INTERNAL VIEWING WILL IMPRESS THE DISCERNING BUYER

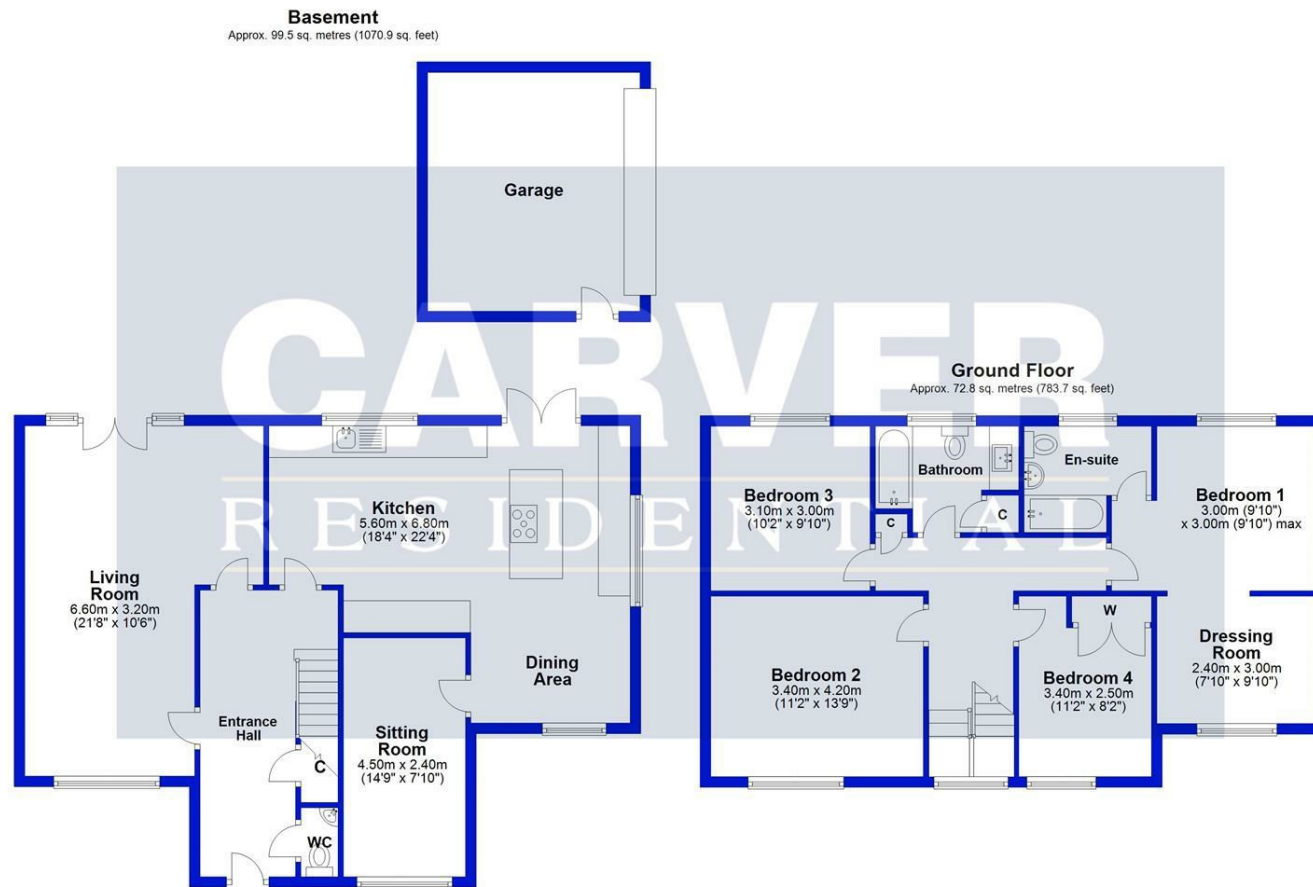
**GENERAL INFORMATION:**

Tenure: Freehold

Services: Gas central heating, New boiler installed in 2021 mains electric, water and drainage.

PVC Double glazing

Local Authority: Darlington Borough Council (Tax Banding E)



Total area: approx. 172.3 sq. metres (1854.6 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) <b>A</b>			
(81-91) <b>B</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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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MAB 6202



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