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34, Roundhill Road,  
Hurworth, Darlington, DL2 2EF

**Offers in the region of £395,000**

House - Detached  
4 Bedroom/s  
3 Bathroom/s

A stunning property with large amount of off street parking to the rear along with single garage. "The Bay" is an ex-show home, built by Bellway Homes will certainly impress upon internal viewing. The layout of the property briefly comprises entrance hallway, living room with media wall and fire and double doors leading out to the landscaped rear garden. The dining room could be used as a home office space and the open plan kitchen to the rear also has ample space for family area and breakfast space, with separate utility room. Within the kitchen, there is; integral fridge freezer, coffee machine, wine cooler, dishwasher, washing machine, double over and halogen hob. There is also a downstairs WC off the main hallway area. The first floor landing gives access to four double bedrooms, with the principle bedroom having fully fitted dressing area and en-suite shower room. There is also an en-suite shower room off bedroom two to the front elevation and family bathroom off the landing area. Externally, the property has an enclosed front and rear garden along with parking for approximately 4/5 vehicles to the rear along with single garage with EV charger. Overall a stunning home in a popular village location.





- EX-SHOW HOME
- PARKING FOR 4/5 CARS
- VILLAGE LOCATION

- STUNNING PROPERTY
- GARAGE

#### **TENURE**

The property is freehold. There is a green space charge of approximately £120pa.

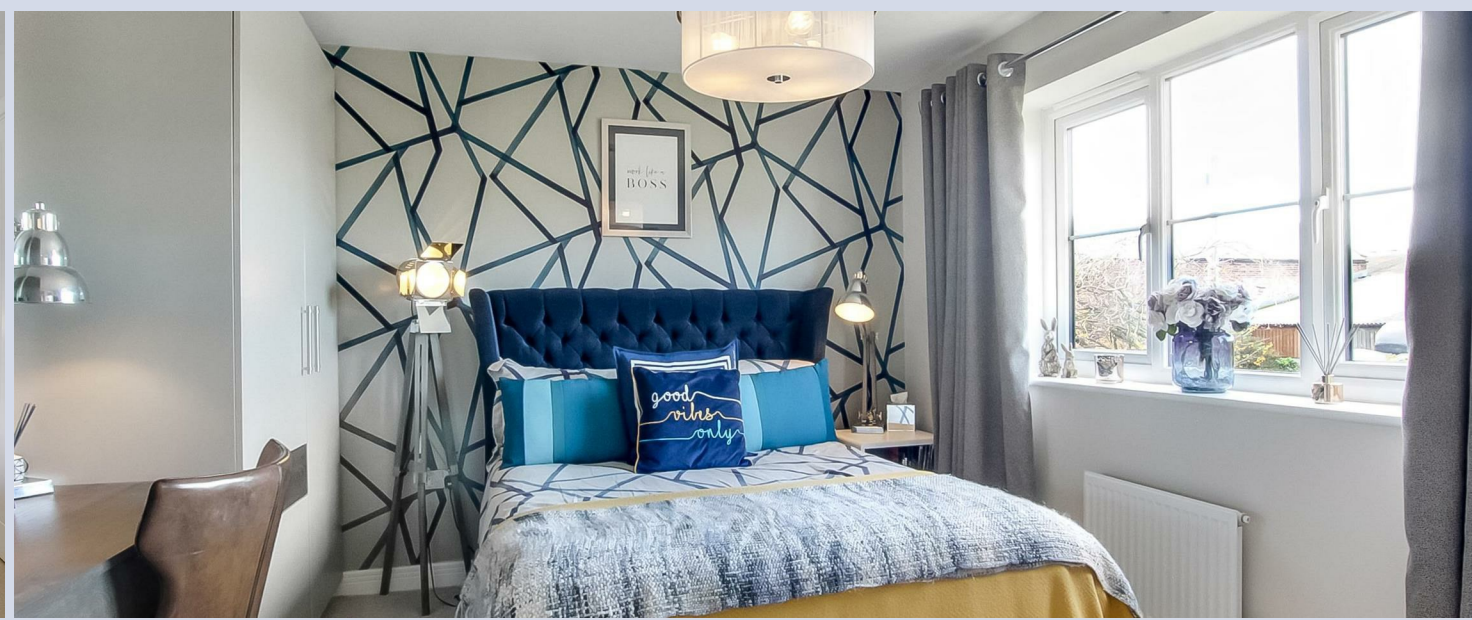
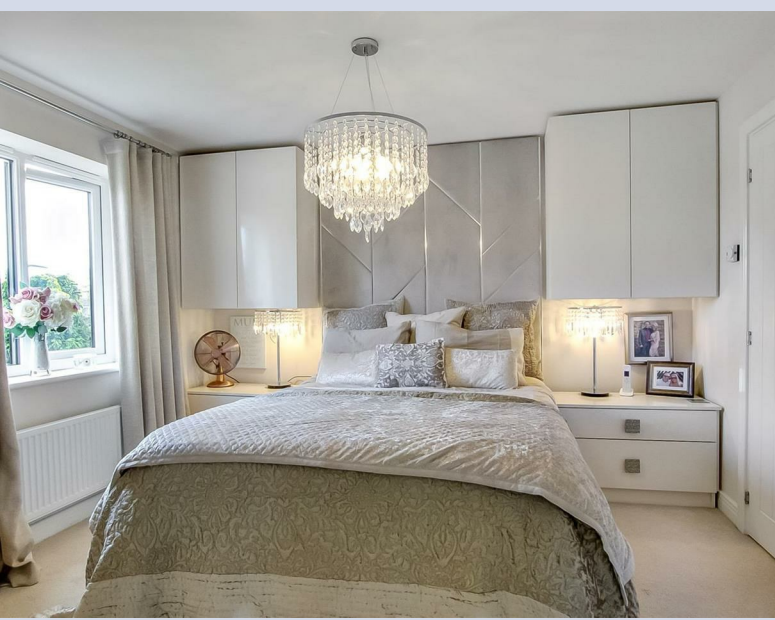
#### **GENERAL INFORMATION:**

Tenure: Freehold

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

Double glazing

Local Authority: Darlington Borough Council (Tax Banding D)



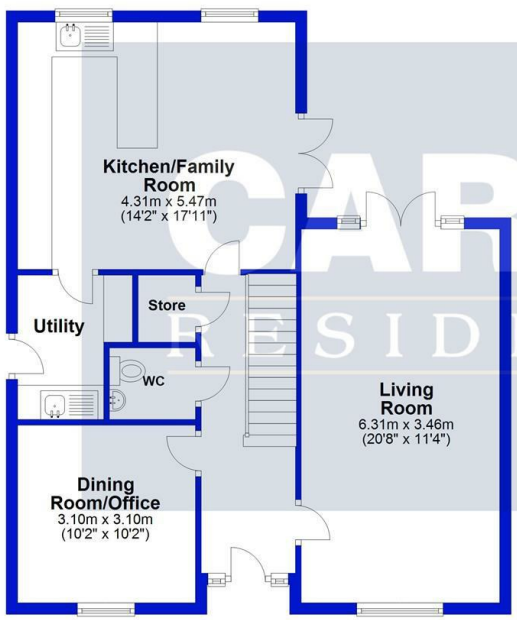




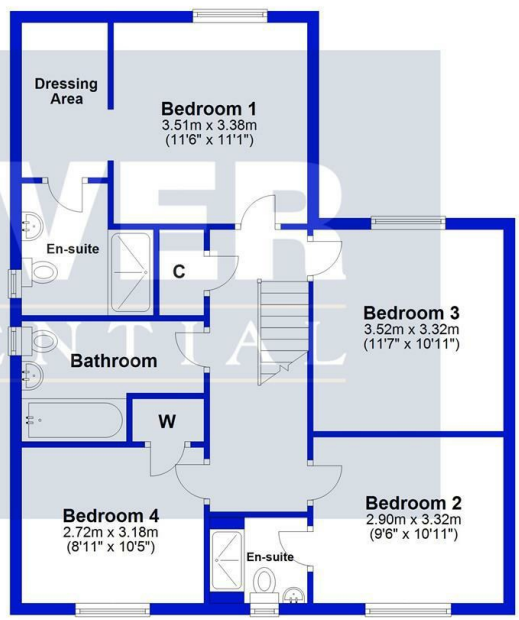


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A	85	93
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**Ground Floor**  
Approx. 71.0 sq. metres (763.9 sq. feet)

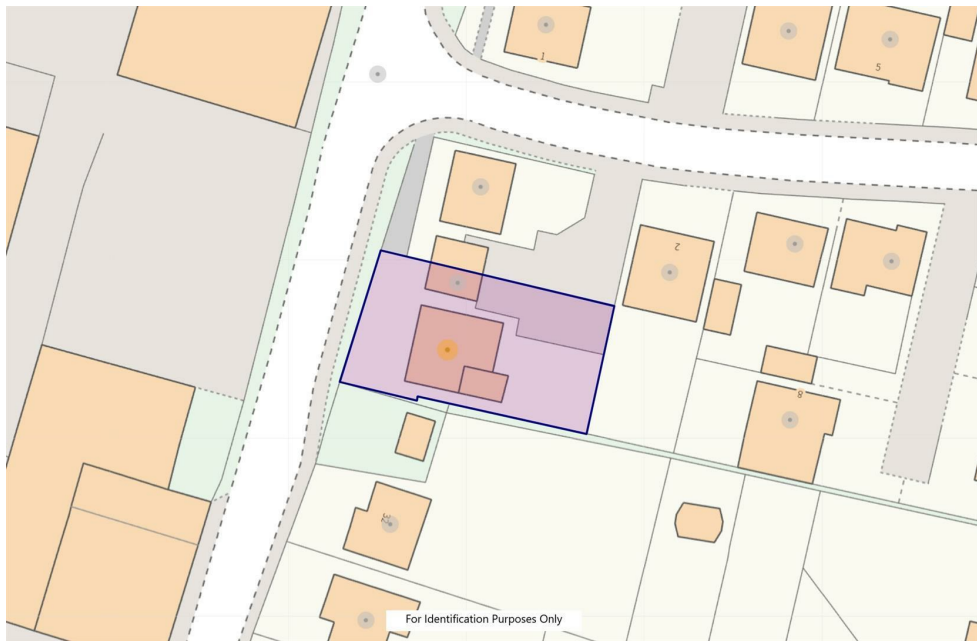


**First Floor**  
Approx. 69.7 sq. metres (750.6 sq. feet)



Total area: approx. 140.7 sq. metres (1514.5 sq. feet)

For identification purposes only. Not to scale.  
Plan produced using PlanUp.



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14 Duke Street, Darlington  
Co Durham, DL3 7AA  
01325 357807  
[sales@carvergroup.co.uk](mailto:sales@carvergroup.co.uk)

63 Dalton Way, Newton Aycliffe  
Co Durham DL5 4NB  
01325 320676  
[aycliffe@carvergroup.co.uk](mailto:aycliffe@carvergroup.co.uk)

41 Market Place, Richmond  
North Yorkshire, DL10 4QL  
01748 825317  
[richmond@carvergroup.co.uk](mailto:richmond@carvergroup.co.uk)

219 High Street, Northallerton  
North Yorkshire DL7 8LW  
01609 777710  
[northallerton@carvergroup.co.uk](mailto:northallerton@carvergroup.co.uk)