



17 The Wayside, Hurworth, Darlington, DL2 2EE

This deceptively spacious and much improved FOUR-BEDROOMED detached property is located in the highly desirable village of Hurworth on Tees, two miles south of Darlington. In a quiet cul de sac, the property is perfect for a young and growing family being only a short walk from the village primary school, and the 'outstanding' comprehensive school. This versatile property boasts well proportioned family space, inside and out, that simply must be viewed to be fully appreciated.

The property is within a mile of the magnificent Rockcliffe Hall Hotel, the North's only 5* resort, with the UK's largest golf course, its sophisticated spa and superb restaurants. The village also has two popular gastro-pubs within walking distance, both having excellent Trip Advisor reviews. Other village amenities a short walk away include a shop and post office, two churches, a tea room, a dentist, doctors surgery and chemist, and The Grange, which is an active community centre set in extensive grounds. For those loving the outdoors, there are many delightful walks on the doorstep taking in views of the River Tees. For the commuter, the property is located two miles from the nearest train station in Darlington, six miles from Durham Tees Valley airport, five miles from the A1, a mile from the A66, and twelve miles from the A19.

This property also benefits from the installation of solar panels, currently providing the vendors with a yearly income of around £400. As well as an EV Charging point for electric vehicles.

HALLWAY

The Hallway provides the most perfect welcome to this property, providing access to all ground floor rooms and having the staircase to the first floor, there is also ample room for seating and furniture .

LOUNGE/DINING ROOM

26'00 x 12'10 (7.92m x 3.91m)

Extremely spacious room with ample space for living and dining, perfect for relaxing as a family or entertaining. With a multi fuel burner and surround as the centre piece of the room.

BEDROOM ONE

15'10 x 12'10 (4.83m x 3.91m)

The master bedroom is situated on the ground floor, and is a very well proportioned double bedroom with ample space for bedroom furniture. There is a double glazed window to the front aspect.

SHOWER ROOM

A handy addition to any home, the shower room is fully fitted with a suite comprising; Walk in power shower cubicle, wc and handbasin with built in vanity unit. There is a window to the side aspect.

OPEN PLAN KITCHEN

24'00 x 15'9 (7.32m x 4.80m)

A fantastic room to take in the views of the rear Garden, the kitchen itself fully fitted with a range of wall floor and drawer units, contrasting granite work surfaces, a host of integrated appliances to include, dishwasher, microwave, electric oven and hob, extractor, fridge . The seating area has ample room for a two piece suite, essentially a second reception room in itself. LED Spotlights have been fitted throughout the ceiling.



UTILITY ROOM

13'8 x 7'2 (4.17m x 2.18m)

Located at the rear of the property and having a range of units providing storage space, as well as plumbing for a washing machine and a stainless steel sink unit and housing for the gas central heating boiler. There is also a door leading to the rear Garden. ,

FIRST FLOOR

The first floor landing provides access to all three first floor bedrooms and the family bathroom.

BEDROOM TWO

12'10 x 8'4 (3.91m x 2.54m)

The largest of the first floor double bedrooms, With window overlooking the rear Garden.



BEDROOM THREE

12'6 x 8'4 (3.81m x 2.54m)

Another double bedroom with Window overlooking the front aspect and built in storage cupboard.

BEDROOM FOUR

11'04 x 8'1 (3.45m x 2.46m)

The last of the four double bedrooms, with window to the front aspect and built in storage cupboard.

BATHROOM

10'3 x 8'06 (3.12m x 2.59m)

Re-fitted with a double walk in shower cubicle, large free standing bath, wc and handbasin. There is a window to the rear aspect.



EXTERNALLY

Externally, the property sits in delightful gardens. To the front, with the property set back, there is off-street parking for 2-3 cars, access to the Garage and EV Charging Point.

The generous South Facing rear garden is perfect for family outdoor living and a beautiful great feature of this property. The garden comprises of a sweeping lawn running from the rear of the house to the border at the bottom. The borders are well stocked with mature planting which provides year-round colour. There are several seating areas and patios which allow for full enjoyment throughout the day. Within the rear garden is a workshop, shed and greenhouse as well as brick built wood store and useful storage for tools etc.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

These particulars do not constitute, nor constitute part of, an offer or contract. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Ann Cordey, or any other person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. All measurements are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(02 plus)	A		
(01-01)	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	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(02 plus)	A		
(01-01)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

