



Ann Cordey
ESTATE AGENTS

6 Kentbeck Drive, Hurworth, Darlington, DL2 2JU
Offers In The Region Of £330,000



6 Kentbeck Drive, Hurworth, Darlington, DL2 2JU

The feeling of light and space is immediately evident when stepping inside this immaculately presented FOUR BEDROOMED detached residence situated within a modern development in the desirable village of Hurworth. The property has been owned from new by the current vendor and benefits from the remainder of the NHBC guarantee. The ground floor layout has been reconfigured from the original specification to allow for a generous and convenient utility room.

There is quality flooring throughout the ground floor enhanced by the tasteful decor and stylish finishings. To the first floor there are four very generous bedrooms, two with ensuite facilities with the remaining two bedrooms being serviced by the family bathroom/WC.

Externally the front of the property is open plan and laid to lawn with a double driveway there is also a single GARAGE. The rear garden is of a good size and again laid to lawn.

The location within the village provides accessibility to the well regarded schools within the village and has excellent transport links towards Darlington, Teesside and the A1M South. The property is warmed by gas central heating and double glazed and is a turn key property being in ready to move into order.

TENURE: Freehold
COUNCIL TAX: E

RECEPTION HALLWAY

A welcoming reception hallway with a practical yet attractive LVT floor.

CLOAKS/WC

Fitted with a white suite.

LOUNGE

18'3" x 11'0" (5.57 x 3.37)

A welcoming reception room with a walk in bay window to the front aspect and the LVT flooring from the hallway has been continued through.

KITCHEN & DINING AREA

22'2" x 11'1" (6.77 x 3.40)

The sizeable open plan kitchen and dining area is a pleasant room flooded with light via the bi-fold doors. The kitchen comprises a range of modern Grey cabinets with complementing worksurfaces and the integrated appliances include an electric double oven and gas hob, microwave and dishwasher. There is access to a handy utility room.

UTILITY ROOM

With fitted worksurfaces and plumbing for an automatic washing machine. There is a door out to the rear garden.

FIRST FLOOR

LANDING

Leading to all four bedrooms and to the bathroom/WC. There is also a built in linen cupboard and access to the attic area which is boarded.



BEDROOM ONE

13'9" x 10'4" (4.21 x 3.17)

With a window to the front aspect and ensuite facilities.

ENSUITE

With mainsfed shower, WC and handbasin

BEDROOM TWO

11'2" x 10'7" (3.42 x 3.24)

A second double bedroom also overlooking the front aspect and enjoying ensuite facilities.

ENSUITE

With mains fed shower, wall hung handbasin and WC.

BEDROOM THREE

11'6" x 11'1" (3.51 x 3.38)

The third double bedroom overlooks the rear aspect.

BEDROOM FOUR

10'2" x 9'9" (3.12 x 2.99)

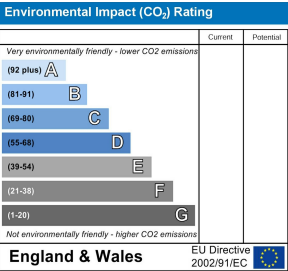
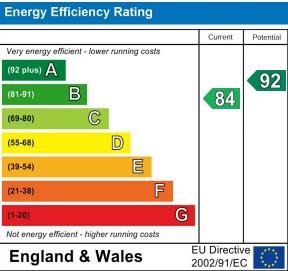
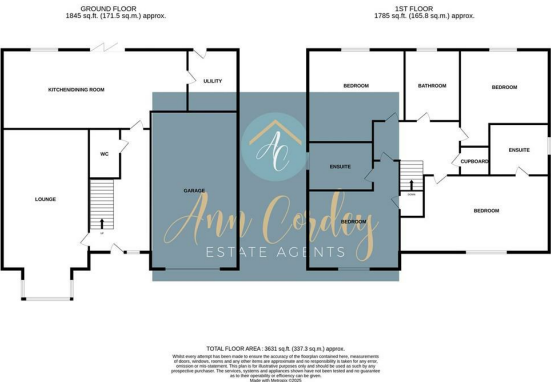
The fourth bedroom also overlooks the rear aspect.

BATHROOM/WC

Comprising of a panelled bath, wall hung handbasin and WC.

EXTERNALLY

The front of the property is open plan with a lawned area and a paved double drive. There is also a single GARAGE which has an up and over door light and power and there is an electric vehicle charging point. The rear garden is enclosed with fencing and mainly laid to lawn with a paved patio seating area.



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.



13 Duke Street, Darlington, County Durham, DL3 7RX
Tel: 01325 488433
Email: sales@anncordey.com
www.anncordey.com



