



14 BLACKTHORN DRIVE, HURWORTH, DARLINGTON, DL2 2FU

£375,000

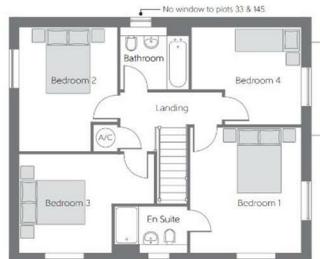
An exciting opportunity to purchase this impressive four-bedroom detached home, beautifully positioned in the highly sought-after village of Hurworth, perfectly placed for local amenities and excellent schooling.

This stunning property is set up to perfection, showcasing exceptional style and attention to detail throughout. With high-quality fixtures and fittings and tasteful décor in every room, it truly offers the feeling of walking into a show home.

The accommodation briefly comprises a welcoming reception hallway, a spacious lounge, a separate study, a convenient ground floor WC, and a superb open-plan kitchen/dining room — ideal for modern family living and entertaining. The Kitchen itself benefits from a range of wall, floor and drawer units as well as integrated appliances such as; Fridge Freezer, Dishwasher and a Double Oven and Hob. A practical utility room completes the ground floor.

To the first floor, there are four generous double bedrooms, two with fitted wardrobes, with the master bedroom benefitting from its own en-suite shower room. A stylish family bathroom completes the first floor.



LOUNGE**15'1 x 11'4 (4.60m x 3.45m)****STUDY****8'10 x 8'4 (2.69m x 2.54m)****KITCHEN/DINER****23'4 x 9'10 (7.11m x 3.00m)****BEDROOM ONE****12'11 x 11'5 (3.94m x 3.48m)****BEDROOM TWO****12'9 x 10'1 (3.89m x 3.07m)****BEDROOM THREE****14'2 x 10'01 (4.32m x 3.07m)****BEDROOM FOUR****11'4 x 10'01 (3.45m x 3.07m)****GARAGE****20'04 x 10'09 (6.20m x 3.28m)****First Floor**

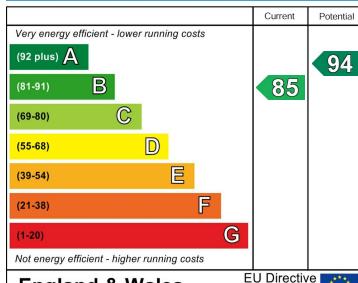
Bedroom 1	3.945m x 3.485m	12'11" x 11'5"
Bedroom 2	3.893m x 3.069m	12'9" x 10'1"
Bedroom 3	4.317m x 3.085m	14'2" x 10'1"
Bedroom 4	3.450m x 3.062m	11'4" x 10'1"

(max) (max) (max) (max)

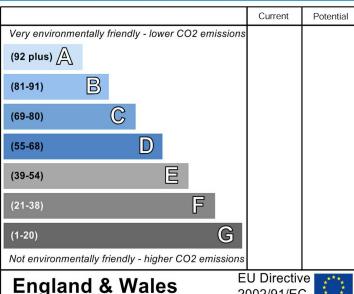
**Ground Floor**

Kitchen/ Dining Area	7.100m x 3.000m	23'4" x 9'10"
Living Room	4.608m x 3.445m	15'1" x 11'4"
Study	2.390m x 2.332m	7'10" x 7'8"

(max) (max) (max) (max) (exc bay) (exc bay) (exc bay)

Energy Efficiency Rating**England & Wales**

EU Directive 2002/91/EC

**Environmental Impact (CO₂) Rating****England & Wales**

EU Directive 2002/91/EC

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