



Ann Cordey
ESTATE AGENTS

27 Elmfield Road, Hurworth, Darlington, DL2 2JJ
Offers In The Region Of £375,000



27 Elmfield Road, Hurworth, Darlington, DL2 2JJ

Nestled at the head of a quiet cul-de-sac in the popular village of Hurworth, this THREE BEDROOM DETACHED BUNGALOW offers a unique blend of privacy and spacious living. Set on a substantial plot with beautifully maintained gardens to the front, side, and rear, this charming property boasts an exceptional level of privacy.

The bungalow's versatile layout features three generous bedrooms, a bright and welcoming lounge, conservatory and a practical kitchen, A well-appointed shower room adds further convenience, completing the thoughtful layout.

This delightful property benefits from ample outdoor space, providing both privacy and potential for future expansion, as well as an abundance of off street parking and a detached Garage.

With easy access to the village's amenities, schools, and transport links, this residence represents a rare opportunity to acquire a private, spacious bungalow in one of the areas most popular locations.

CONSERVATORY/ENTRANCE

12'09 x 10'03 (3.89m x 3.12m)

Accessed via the front door of the property, and with space for a dining table.

LOUNGE

17'08 x 14'02 (5.38m x 4.32m)

Open plan from the Conservatory is the Lounge, with large window overlooking the private gardens and leading into the rear hallway and kitchen.

KITCHEN

16'04 x 8'11 (4.98m x 2.72m)

Fitted with a range of wall, floor and drawer units, contrasting work surfaces. window to the side and the front. Back door leading into the Gardens.

BEDROOM THREE

10'08 x 9'03 (3.25m x 2.82m)

Window to the side aspect.

BEDROOM TWO

11'11 x 10'10 (3.63m x 3.30m)

Window to the side aspect.

BEDROOM ONE

1'06 x 10'02 (0.46m x 3.10m)

Window to both the side and rear. Ample space for bedroom furniture.

BATHROOM

Fitted with a suite comprising of both walk in corner shower cubicle, WC and handbasin. Window to the side aspect.

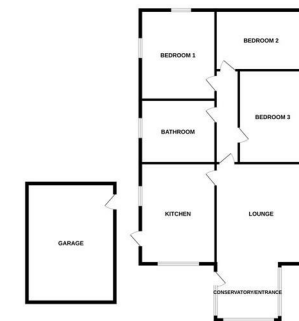
EXTERNALLY

Set on a substantial plot with beautifully maintained gardens to the front, side, and rear, this charming property boasts an exceptional level of privacy. This delightful property benefits from ample outdoor space, providing both privacy and potential for future expansion, as well as an abundance of off street parking and a detached Garage.





GROUND FLOOR



Energy Performance Certificate (EPC) for the property at 13 Duke Street, Darlington, County Durham, DL3 7RX. The EPC was issued on 10/01/2023. The EPC is valid for 10 years. The EPC is a legal requirement for properties that are let or sold. The EPC is a measure of the energy efficiency of the property. The EPC is a measure of the energy efficiency of the property. The EPC is a measure of the energy efficiency of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) 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	

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.



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



