



*Ann Cordey*  
ESTATE AGENTS

2 Guelder Court, Hurworth, Darlington, DL2 2HY  
Guide Price £275,000





## 2 Guelder Court, Hurworth, Darlington, DL2 2HY

Stunning detached family home located in the popular village of Hurworth, Darlington. This beautiful property boasts four bedrooms, perfect for a growing family or those in need of extra space. The en suite bathroom adds a touch of luxury to the master bedroom, providing a private sanctuary within your own home.

The two reception rooms offer ample space for entertaining guests or simply relaxing with your loved ones. The open plan kitchen/playroom is a versatile space that can be tailored to suit your needs, whether it's hosting family gatherings or enjoying quality time with your children.

Parking is always a breeze with space for three vehicles, ensuring convenience for you and your guests. The property's detached status provides privacy and a sense of exclusivity, making it a truly special place to call home.

Don't miss out on the opportunity to own this fantastic property in a desirable location. Book a viewing today and envision the life you could create in this wonderful home.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service

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Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

### HALLWAY

The composite entrance door opens into the reception hallway which has access to the Lounge, Home office and the Kitchen, the Hallway also has the staircase leading to the first floor.

### CLOAKS/WC

Fitted with a white suite to include a low level WC and pedestal hand basin.

### LOUNGE

**17'08 x 10'02 (5.38m x 3.10m)**

A spacious reception room having UPVC French doors leading to the rear garden.



**HOME OFFICE**  
**7'4 x 6'5 (2.24m x 1.96m)**

A versatile room, with a double glazed window to the front aspect . The room can be used for a number of purposes such as a home office or utility/storage room.

**KITCHEN/DINER/PLAYROOM**  
**15'2 x 7'08 (4.62m x 2.34m )**

A spacious reception room being a perfect place to entertain guests . The kitchen is fitted with an ample range of beige gloss wall , floor and drawer cabinets with complimentary work surfaces and stainless steel sink unit. The integrated appliances include a gas hob with stainless steel extractor hood , electric oven and fridge/ freezer.

The room can easily accommodate a large family dining table and soft seating. Being light and bright having two UPVC windows one to the front aspect and one to the rear with UPVC French doors leading to the rear.

**FIRST FLOOR**  
Leading to all four bedrooms and bathroom/ WC. There is access into the loft area.

**BEDROOM ONE**  
**12'112 x 11'00 (3.66m x 3.35m)**  
A spacious master bedroom having a UPVC window to the front aspect , fitted sliding mirrored wardrobes and benefitting from en-suite facilities .

**EN SUITE**  
Fitted with a white suite to include a walk in shower cubicle with mains fed shower , pedestal hand basin and low level WC

**BEDROOM TWO**  
**11'09 x 9'07 (3.58m x 2.92m)**  
A further double bedroom , this time having a UPVC window to the rear .

**BEDROOM THREE**  
**12'02 x 7'6 (3.71m x 2.29m)**  
Having a UPVC window to the front aspect .

**BEDROOM FOUR**  
**9'8 x 8'11 (2.95m x 2.72m)**  
A sizeable single room having a UPVC window to the rear.

**BATHROOM**  
Fitted with a white suite to include a panelled bath , pedestal hand basin and low level WC.

**EXTERNALLY**  
To the front the property is paved to allow for off street parking for one vehicle with further off street parking available on the side of the property which sits just in front of the single Garage .

The rear garden is mainly laid to lawn being quite private making the space a pleasant place to enjoy the summer sun.

**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			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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





