



\*\* LARGE SCALE FAMILY HOME \*\*\* SUBSTANTIAL ACCOMMODATION OVER THREE FLOORS \*\*  
\*\* PARKING and GARDEN TO REAR \*\*\* HIGHLY SOUGHT AFTER HURWORTH VILLAGE \*\*\* VIRTUAL TOUR AVAILABLE \*\*

We anticipate demand to be high for this impressive, versatile, five bedroom property located in Hurworth Place where one can walk for miles and enjoy scenic beauty or simply relax and unwind in the South facing rear garden.

The home retains some lovely period features with high ceilings, exposed wood flooring and feature fireplaces. It has also been extended to the ground floor with a delightful garden room, whilst to the lower ground you will find two double bedrooms, a shower room and kitchenette.

There is external access to the front so this would make an ideal self contained granny/teenage annex. This superbly appointed house flows very well where rooms are generous, light and airy perfect for the coming and goings of an active family life.

With so much space and potential on offer viewings come strongly recommended to appreciate both the size and versatility on offer, not forgetting the outside space with that South facing rear garden and parking for three vehicles. There is a carport with electric charging point.

Please Note: Council tax band B. Freehold basis. EPC Band E  
Please contact Smith & Friends to arrange a viewing (formerly Robinsons Tees Valley)

**Hurworth Road, Hurworth Place, DL2 2DA**

**5 Bed - House - Townhouse**

**Offers In The Region Of £390,000**

**EPC Rating: E**

**Council Tax Band: E**

**Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS

## LOWER GROUND FLOOR

External entry door to an entrance vestibule, leading to a double bedroom or reception room. Inner hallway with shower room comprises of a double shower cubicle, basin and w.c. Second double bedroom to this floor or reception room with fitted kitchenette featuring laminate work surfaces and a sink unit (no fitted cooking facility).

## GROUND FLOOR

Entrance vestibule with tiled flooring and part stained-glass door, leading to a generous hallway giving a great first impression also featuring tiled flooring and an open spindle balustrade leading to the first floor. Large principal reception to the front with feature fireplace and bay window, flooding the room with natural light. Open plan kitchen diner with a charming farmhouse style, lovely open brickwork and a good range of wall and base units, Twin Belfast sink unit, five ring gas hob, integrated fridge freezer, dishwasher and inset lighting. Off the kitchen is a useful utility room housing the Baxi boiler and plumbing for washing machine. The garden room extension is a perfect place to relax and unwind and adds to what is an excellent amount of accommodation to this floor.



## FIRST FLOOR

Landing with hatch, allowing access to a part boarded loft which has excellent potential currently featuring two Velux windows. Three main bedrooms can be found to the first floor all considered a good size and a family bathroom with good quality modern suite comprise bath, double walk-in shower, basin and w.c.



## EXTERNALLY

Pleasant forecourt to the front and generous garden to rear. The garden with that favourable South aspect, thus gaining majority of the afternoon and evening sun so a great place to entertain during those warmer months. It is laid to lawn with fruit trees and a good sized paved patio area. To the rear of the ground floor there is a hardstanding driveway which allows parking for three vehicles. The carport has an electric charging point.



## ENTRANCE VESTIBULE

### RECEPTION ROOM/BEDROOM

22'10" x 15'1" (6.96m x 4.6m)

## INNER HALLWAY

### SHOWER ROOM/W.C.

4'4" x 9'9" (1.34m x 2.98m)

### RECEPTION ROOM/BEDROOM

13'4" x 9'10" (4.08m x 3.02m)



## KITCHENETTE

6'10" x 4'5" (2.1m x 1.36m)

## GROUND FLOOR ENTRANCE VESTIBULE

## HALLWAY

### PRINCIPAL RECEPTION ROOM

17'11" x 14'3" (5.47m x 4.36m)



**KITCHEN/DINER**

15'8" x 14'2" (4.79m x 4.32m)

**UTILITY ROOM**

4'5" x 6'6" (1.36m x 2m)

**GARDEN ROOM**

14'11" x 7'10" (4.55m x 2.41m)

**FIRST FLOOR LANDING**

**BEDROOM**

13'10" x 14'3" (4.24m x 4.36m)

**BEDROOM**

14'2" x 8'11" (4.33m x 2.73m)

**BEDROOM**

14'3" x 8'10" (4.36m x 2.71m)

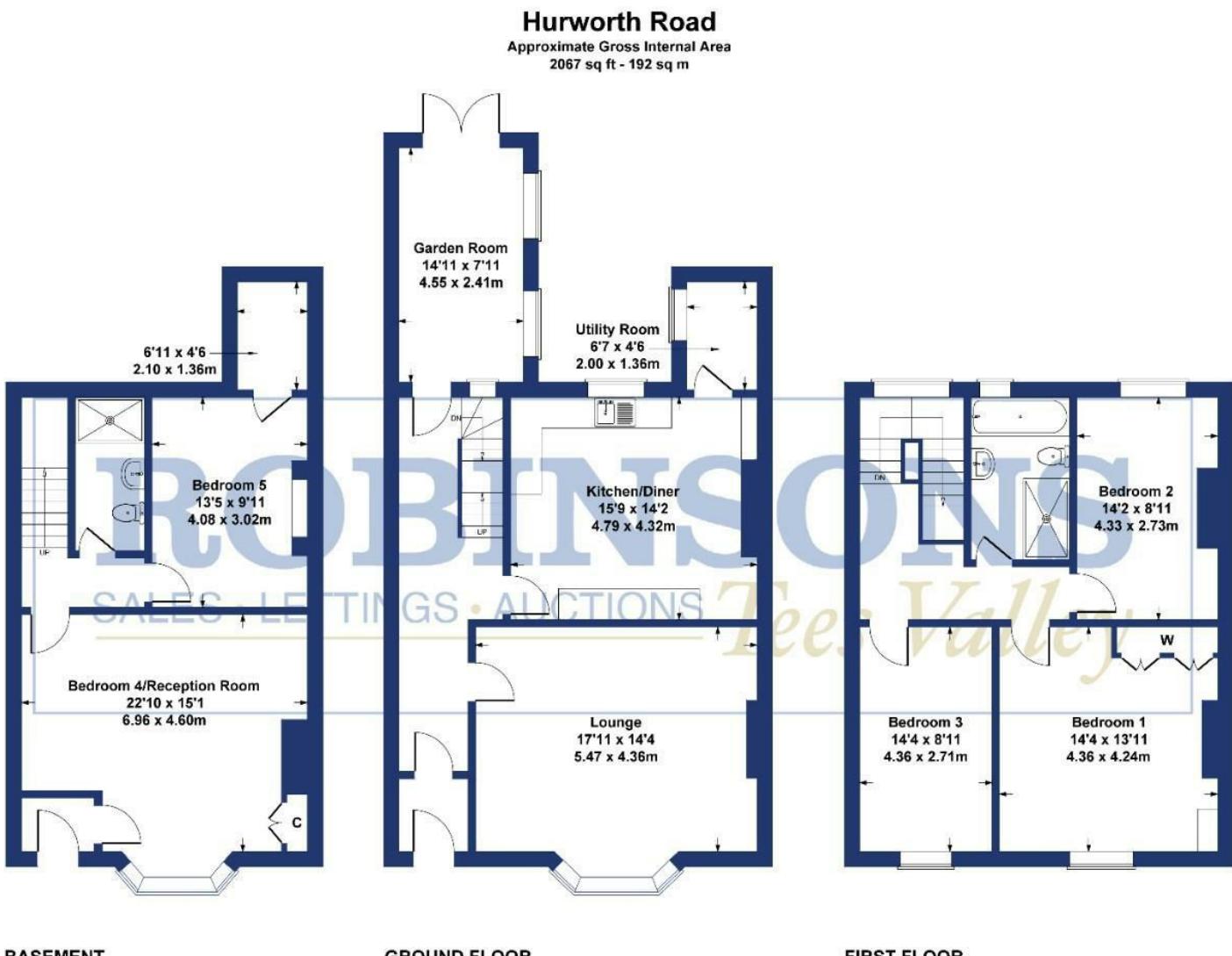
**FAMILY BATHROOM/W.C.**

10'9" x 7'2" (3.3m x 2.19m)

**FRONT EXTERNAL**

**GARDEN**





**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		72
(69-80) C		
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

