



\*\* LUXURY BUNGALOW \*\* \*\* IMMENSE OPEN PLAN LIVING \*\* \*\* LARGE SOUTH FACING GARDEN \*\*  
\*\* HIGHLY SOUGHT AFTER HURWORTH VILLAGE \*\*

#### PROFESSIONAL VIRTUAL TOUR AVAILABLE

We certainly anticipate demand to be high for this impressive and beautifully refurbished three bedroom detached bungalow located on this exclusive development in the highly sought after picturesque village of Hurworth where one can walk for miles and enjoy scenic beauty or, in this case, relax and unwind in the South facing rear garden.

The home has been fully refurbished by the present owner to an extremely high standard with little regard for cost. There are luxury kitchen and bathroom facilities, full electric re-wire and newly installed central heating system including Potterton Titanium combi boiler.

Considerable thought has gone into the layout to allow open plan living, perfect to maximise on family time. It has undergone an extensive programme of redecoration, new flooring, newly fitted composite front door and two sets of large bi-folding doors from the family room and kitchen, perfect for al-fresco dining. The bungalow really is a joy with beautifully appointed accommodation throughout, viewings are highly recommended at your earliest opportunity to avoid disappointment to appreciate what this home has to offer both inside and out.

## Friars Pardon, Hurworth, DL2 2DZ

**3 Bedroom - Bungalow - Detached**

**O.I.R.O £400,000**

**EPC Rating: D**

**Tenure: Freehold**

**Council Tax Band: E**

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS *Tees Valley*

## Friars Pardon, Hurworth, DL2 2DZ

In brief the accommodation comprises of a light and airy hallway giving a fabulous first impression with recently fitted (2022) composite front door and luxury vinyl tiled flooring running through to the kitchen, there is a good sized cloaks cupboard and a separate w.c. with wash hand basin and low level w.c. Open plan kitchen/breakfast room with a stunning high quality kitchen, excellent range of wall and base units with work surfaces incorporating a sink unit with mixer tap, breakfast island including electric ceramic hob, integrated electric oven, microwave and dishwasher. Large bi-folding doors flooding the room with natural light and ample space for dining. Through to the lounge area, once again perfect for the coming and goings of an active family life including inset light and the second set of bi-folding doors bringing the outside in. An inner hallway with hatch and fitted ladder allowing loft access and three well dressed bedrooms all considered a good size which would also suit the needs of a family complimented by the luxurious bathroom with free standing roll top bath, double walk-in shower, vanity wash hand basin, w.c., inset lighting and chrome towel radiator,

Externally the bungalow stands on an excellent plot with a low maintenance open lawned garden to the front and a block paved driveway allowing parking for multiple vehicles leading to the garage with electric up and over door, lighting and power. It also houses the combi boiler. The rear garden will certainly appeal to many buyers and is an excellent size with huge potential and the favourable Southerly aspect. It is laid to lawn with mature borders and a paved patio area.

Please Note: Council tax band E. Freehold basis.

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### ENTRANCE HALL

### W.C.

### KITCHEN/FAMILY ROOM

16'9" x 15'3" (5.13m x 4.67m)

### LOUNGE/DINING AREA

21'4" x 19'0" (6.52m x 5.81m)

### INNER HALLWAY

### BEDROOM

9'7" x 7'6" (2.93m x 2.29m)

### BEDROOM

10'5" x 9'10" (3.18m x 3m)

### BEDROOM

7'8" x 9'8" (2.34m x 2.95m)



## Friars Pardon, Hurworth, DL2 2DZ

**BATHROOM/W.C.**  
**11'9" x 6'9" (3.59m x 2.08m)**

**FRONT EXTERNAL**

**GARAGE**  
**8'9" x 16'7" (2.67m x 5.07m)**

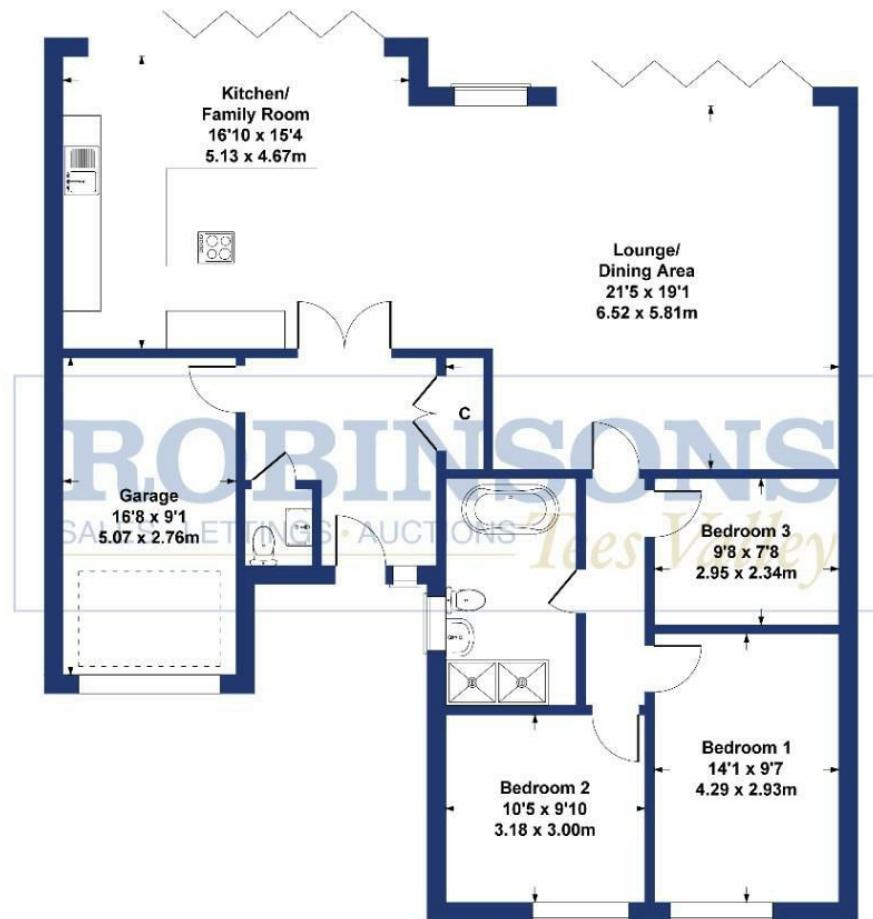
**GARDEN**



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. Robinsons Tees Valley can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons Tees Valley staff may benefit from referral incentives relating to these services.

# Friars Pardon

Approximate Gross Internal Area  
1442 sq ft - 134 sq m



#### 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. 2022

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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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