



**** BEAUTIFULLY PRESENTED *** PICTURESQUE HURWORTH VILLAGE *****
*** QUIET CUL-DE-SAC *** LARGE CORNER PLOT ****
**** IDEAL FAMILY HOME ****

We anticipate demand to be high for this large scale, impressive, Four bedroom detached home with conservatory extension and large garage. Having recently undergone significant modernisation with luxurious kitchen & bathroom facilities and sumptuous interior design and direct fibre link for high speed internet.

Considerable thought has gone to adapt the ground floor layout to allow immense open plan living perfect to maximise on family time, with the benefit of a separate versatile reception room, which could be used for formal dining, children's playroom, or spacious office.

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

Emery Close, Hurworth, Darlington, DL2

2EJ

4 Bed - House - Detached

Asking Price £380,000

EPC Rating: E

Council Tax Band: E



**SMITH &
FRIENDS**
ESTATE AGENTS

Emery Close, Hurworth, Darlington, DL2 2EJ



Superbly positioned in this highly sought-after village the home lies within walking distance of the well regarded Hurworth primary and secondary schools. One can walk for miles and enjoy scenic beauty around the village or head over to the award-winning Rockcliffe Hall Hotel Spa & golf course for a well deserved break.

The multi car garage is ideal for a mechanical or DIY enthusiast and with such a generous plot, in our opinion it would lend itself to a further extension subject to the relevant consent. The home is also brought to the market with no onward chain.

GROUND FLOOR

Useful entrance porch, cloaks cupboard, light and airy hallway, ground floor W/C. Through lounge/diner, perfect for the coming and goings of an active family life, nicely leading into the beautifully refurbished kitchen. Lounge area to the front and dining/breakfast area to the rear with newly fitted French doors to the conservatory with features wooden double glazing. Stunning 'Magnet' Kitchen has been fitted with a fabulous range of modern units with contrasting work surfaces and integrated appliances comprises: induction hob, modern extractor hood, Fridge/freezer, dishwasher, washing machine and dryer.

Off to the right of the hallway is an excellent separate reception room which will suit a variety of needs.



FIRST FLOOR

Landing with window to the front elevation allowing natural light, hatch with ladder allowing access to the loft which houses a Worcester Combi boiler, newly fitted 2023. Four well appointed bedrooms perfect for a growing family, complimented by a newly fitted contemporary family bathroom.



EXTERNALLY

Excellent corner site with lovely curb appeal on entrance with a block paved and gravelled driveway, leading to the multi car garage with electric up and over door, lighting and power. Pedestrian access to the sizeable rear garden, once again having huge potential which must be viewed to be appreciated.

ENTRANCE PORCH

HALLWAY

LOUNGE

13'5 x 13'1 (4.09m x 3.99m)

DINING AREA

17'5 x 8'11 (5.31m x 2.72m)

CONSERVATORY

14'5 x 9'5 (4.39m x 2.87m)

KITCHEN

11'7 x 9' (3.53m x 2.74m)

SEPARATE DINING/OFFICE

14'5 x 8'5 (4.39m x 2.57m)

GROUND FLOOR CLOAKS/W.C

FIRST FLOOR LANDING



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BEDROOM
14'0 x 11'9 (4.27m x 3.58m)

BEDROOM
11'11 x 8'8 (3.63m x 2.64m)

BEDROOM
10'8 x 10'6 (3.25m x 3.20m)

BEDROOM
10'4 x 8'8 (3.15m x 2.64m)

BATHROOM/W.C

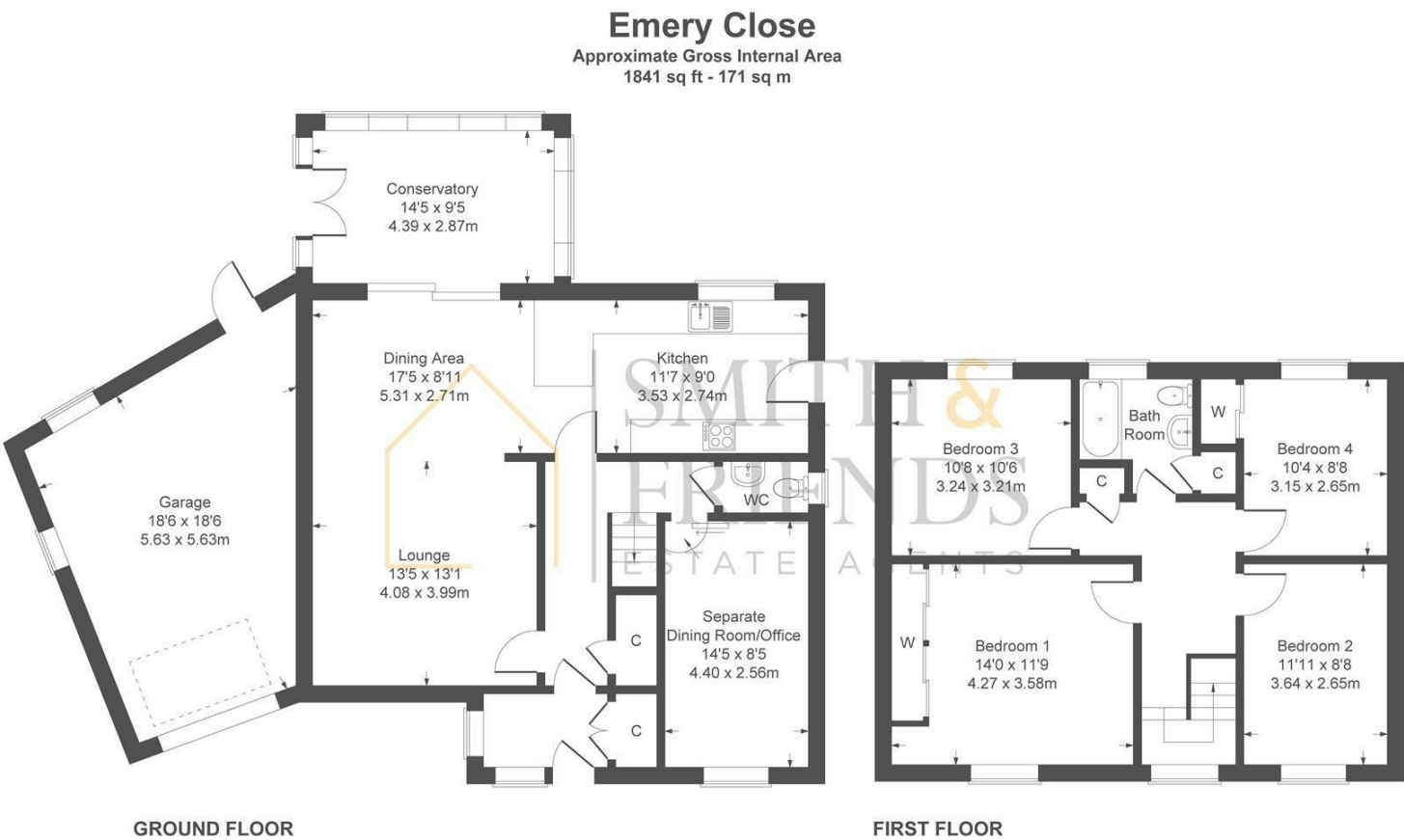
REAR GARDEN

FRONT ELEVATION

GARAGE
18'6" max x 18'6" max (5.64m max x 5.64m max)



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Not to Scale. Produced by The Plan Portal 2024
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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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