

VENTURE

PLATINUM

Elmfield Road | Hurworth

Offers In The Region Of £300,000



Located in the desirable village of Hurworth, this extended detached family home on Elmfield Road offers a wonderful opportunity for those seeking a spacious and comfortable living environment. Boasting a substantial corner plot, this property features three inviting reception rooms, perfect for both relaxation and entertaining. With three/four well-proportioned bedrooms, it provides ample space for families of all sizes.

The home includes a well-appointed bathroom and benefits from a garage, ensuring convenience for storage and parking. The gardens surrounding the property are a delightful addition, offering a private outdoor space for children to play or for hosting summer gatherings. Ample parking is also available, making it easy for guests to visit.

Situated in a popular village location, this home is within reach of sought-after schooling, making it an ideal choice for families. The local amenities are excellent, with a strong sense of community spirit that enhances the village atmosphere. Residents can enjoy the nearby Rockcliffe Hall, along with a variety of restaurants and public houses.

We highly recommend viewing this property to fully appreciate its potential and the lifestyle it offers. This home is not just a place to live; it is a chance to become part of a vibrant community in a charming village setting.

Entrance Hallway
With door to the front, storage cupboard and radiator. Staircase to the first floor landing.

Lounge 5.92m x 3.51m (19'5 x 11'6)
A lovely comfortable lounge with upvc windows to the front, fireplace with gas fire and two radiators.

Dining Room 3.05m x 2.46m (10 x 8'1)
With double doors from the lounge and radiator.

Sitting Area 2.54m x 2.11m (8'4 x 6'11)
Open plan from the lounge with access to the study.

Study
With a Upvc double glazed window to the front and radiator,

Kitchen 3.73m x 2.54m (12'3 x 8'4)
With a Upvc double glazed window to the rear. Fitted with a range of cream wall, base and drawer units with contrasting worksurfaces, four ring gas hob, double oven and extractor. Stainless steel stink unit with mixer taps.

Utility 4.22m x 2.59m (13'10 x 8'6)
A handy utility room with access to the rear garden. Space for extra appliances.

Ground Floor Cloakroom
With a low level w.c. and wash hand basin.

Staircase/Landing
With access to the loft space via drop down ladder with light. There is also an airing cupboard housing the hot water tank.

Bedroom One 4.29m x 3.00m (14'1 x 9'10)
With a upvc double glazed window to the rear, fitted wardrobes and radiator.

En-Suite
A good size en-suite with double walk in shower, low level w.c. and wash hand basin, vinyl flooring, heated towel rail, fully tiled walls.















Bedroom Two 3.28m x 3.15m (10'9 x 10'4)
With a Upvc double glazed window to the rear and radiator.

Dressing Room/Bedroom Four 3.28m x 2.18m (10'9 x 7'2)
Leading directly from bedroom two with fitted wardrobes, window to the front and radiator.

Bedroom Three 2.62m x 2.21m (8'7 x 7'3)
With a Upvc double glazed window to the front and radiator.









Family Bathroom
Fitted with a modern suite comprising panelled bath with shower over and screen, low level w.c. and wash hand basin, heated towel rail, vinyl flooring. Upvc double glazed windows to side and rear.

Externally
The property stands on a prime corner position with enviable gardens to the front, side and rear, there is also an enclosed courtyard and two driveways offering ample off street parking.

Garage 6.76m x 2.46m (22'2 x 8'1)
With a remote control garage door, access from the utility room, power and light.

Tenure
This property is Freehold







Property Details
Local Authority: Darlington
Council Tax Band: E
Annual Price: £2,899
Conservation Area No
Flood Risk Very low
Floor Area 1,377 ft 2 / 128 m 2
Plot size 0.11 acres
Mobile coverage

EE
Vodafone
Three
O2
Broadband

Basic
19 Mbps
Superfast
80 Mbps
Ultrafast
10000 Mbps
Satellite / Fibre TV Availability

BT
Sky
Virgin

Note
IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house.

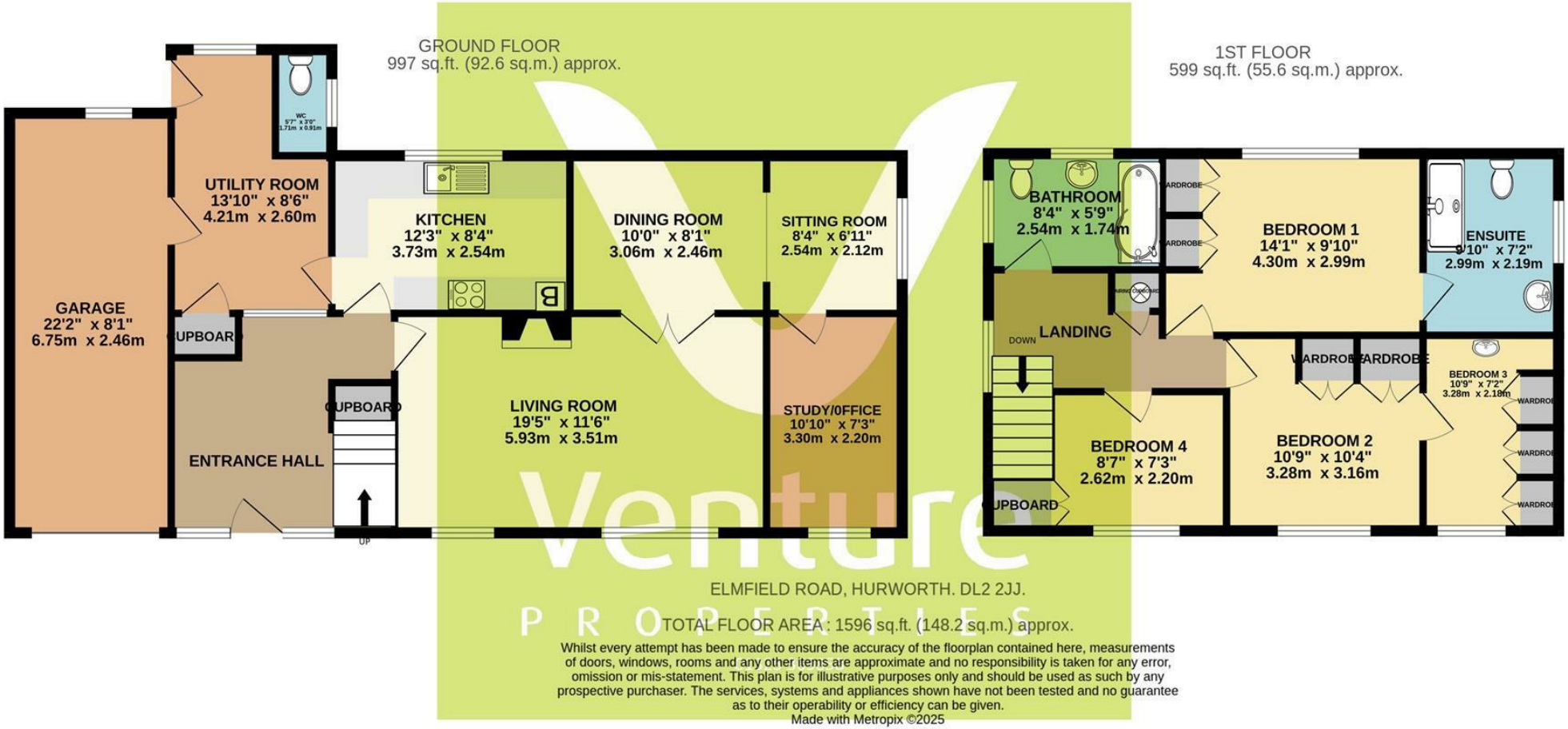








11 Elmfield Road | Hurworth



ELMFIELD ROAD, HURWORTH. DL2 2JJ.

TOTAL FLOOR AREA : 1596 sq.ft. (148.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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