

Hawkwood, Hurworth Place, Darlington, DL2 2HL  
Offers in the region of £267,500

**estates**<sup>4</sup>  
'The Art of Property'



# Hawkswood, Hurworth Place, Darlington, DL2 2HL

## Offers in the region of £267,500

### Council Tax Band: C

Nestled within a highly desirable cul-de-sac in the sought-after village of Hurworth, this beautifully maintained four-bedroom home offers an exceptional blend of privacy, space, and versatility, perfect for modern family living.

A standout feature of this property is the generous garden, which enjoys a high degree of privacy as it is not directly overlooked to the rear. The garden is thoughtfully established with mature borders, creating a tranquil outdoor setting ideal for relaxation and entertaining. Enhancing this space further is a superb, high-quality garden room installed in 2023, complete with UPVC double glazing. This versatile addition is perfect as a home office, gym, games room, or private retreat.

The property is ideally located within easy reach of well-regarded primary and secondary schools and is within walking distance of the award-winning Rockcliffe Hall Hotel, making it an enviable location for both families and lifestyle buyers.

Internally, the home is well presented and thoughtfully laid out. The entrance hallway is accessed via a stylish composite double-glazed front door and leads to a useful ground floor WC. The spacious L-shaped dining kitchen features space for a range cooker, and provides ample room for family dining. The light and airy reception room spans the full depth of the property, featuring an attractive fireplace, a large front-facing window, and direct access to the rear garden via French doors.

To the first floor, there are four well-proportioned bedrooms and a family bathroom fitted with a white

suite. The principal bedroom offers excellent potential, with a large cupboard that could be adapted into an en-suite facility, subject to the necessary consents. A loft hatch with fitted ladder also provides convenient access to additional storage space from the landing.

Externally, the property benefits from a large garage and a driveway running along the right-hand side, offering ample off-street parking.

Further benefits include UPVC double glazing throughout, gas central heating via a Vaillant boiler installed in October 2023, and an electrical rewire completed in 2021. The home has been well cared for and maintained by the current owner and has been competitively priced in today's market. This is an excellent opportunity to acquire a spacious family home in a prime village setting.

Please note:  
Council tax Band - C  
Tenure - Freehold  
Total sq ft and room dimensions to be considered a guide only  
The rear of the property is within close proximity to the railway line.

Following acceptance of an offer, the prospective buyer(s) will be required to pay £30 (inc. VAT) per

client, to cover the cost of anti-money laundering checks conducted by Estates, in compliance with HMRC regulations.

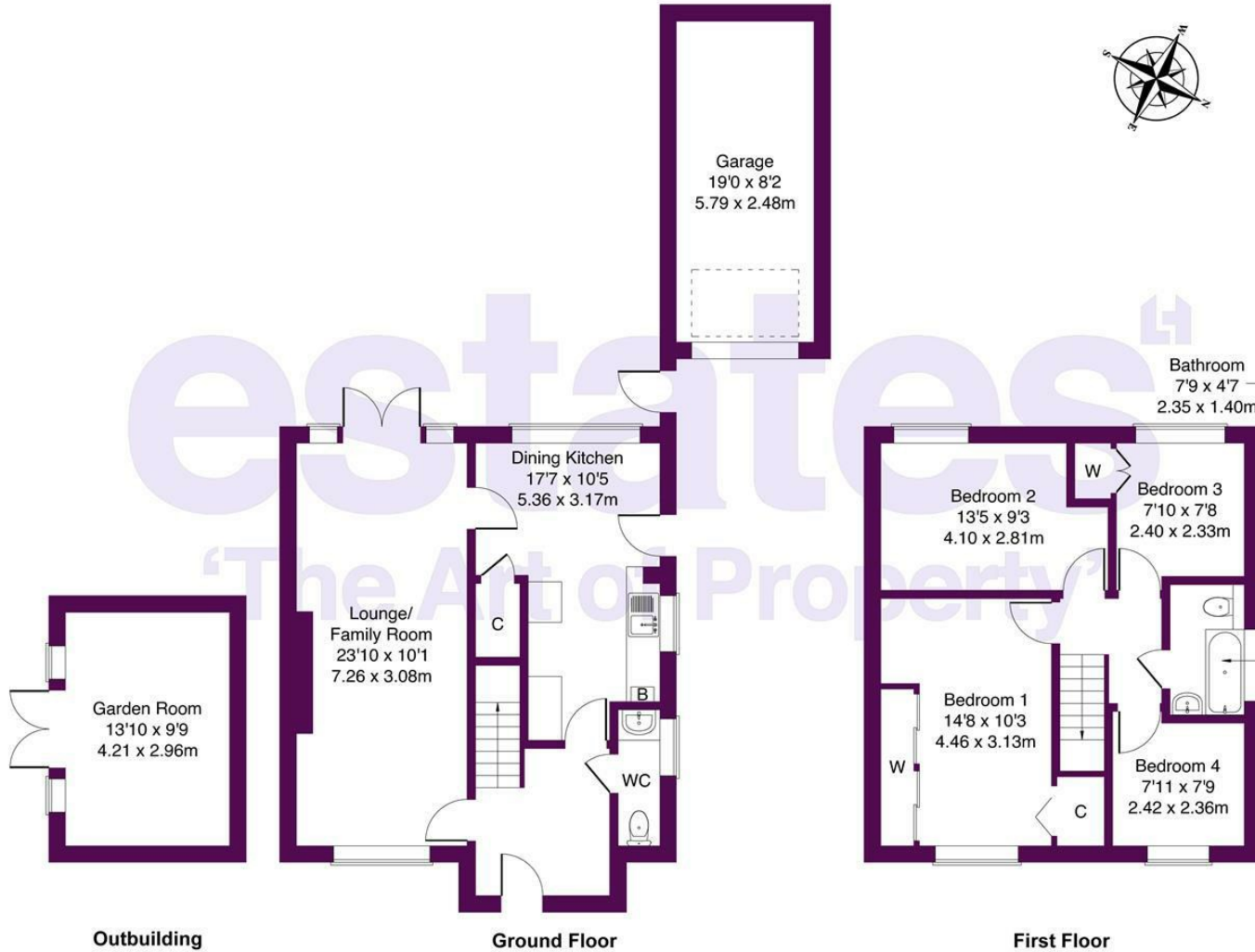
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Approximate Gross Internal Area: (1335 sq ft - 124 sq m.)



Not to Scale. Produced by The Plan Portal 2026  
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**estates**<sup>4</sup>  
'The Art of Property'

Business Central 2 Union Square  
Central Park  
Darlington  
County Durham  
DL1 1GL  
01325 804850  
sales@estatesgroup.co.uk  
<https://estates-theartofproperty.co.uk/>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>83</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>67</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	