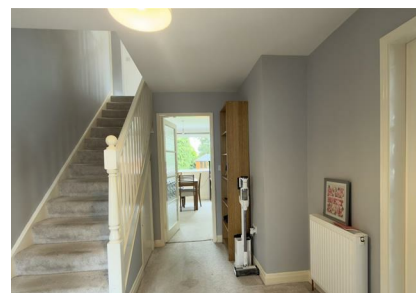
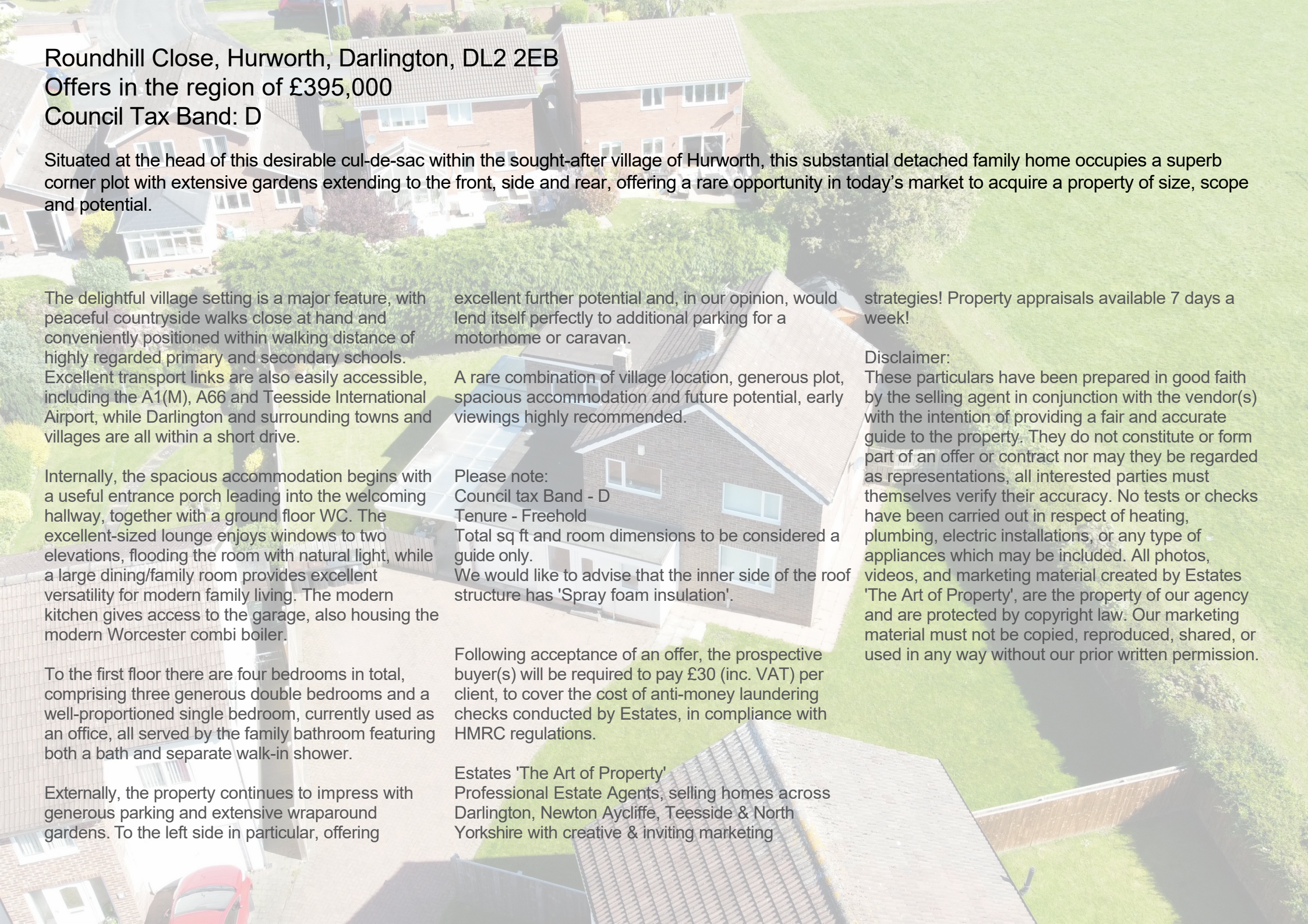


Roundhill Close, Hurworth, Darlington, DL2 2EB
Offers in the region of £395,000

estates⁴
'The Art of Property'





Roundhill Close, Hurworth, Darlington, DL2 2EB

Offers in the region of £395,000

Council Tax Band: D

Situated at the head of this desirable cul-de-sac within the sought-after village of Hurworth, this substantial detached family home occupies a superb corner plot with extensive gardens extending to the front, side and rear, offering a rare opportunity in today's market to acquire a property of size, scope and potential.

The delightful village setting is a major feature, with peaceful countryside walks close at hand and conveniently positioned within walking distance of highly regarded primary and secondary schools. Excellent transport links are also easily accessible, including the A1(M), A66 and Teesside International Airport, while Darlington and surrounding towns and villages are all within a short drive.

Internally, the spacious accommodation begins with a useful entrance porch leading into the welcoming hallway, together with a ground floor WC. The excellent-sized lounge enjoys windows to two elevations, flooding the room with natural light, while a large dining/family room provides excellent versatility for modern family living. The modern kitchen gives access to the garage, also housing the modern Worcester combi boiler.

To the first floor there are four bedrooms in total, comprising three generous double bedrooms and a well-proportioned single bedroom, currently used as an office, all served by the family bathroom featuring both a bath and separate walk-in shower.

Externally, the property continues to impress with generous parking and extensive wraparound gardens. To the left side in particular, offering

excellent further potential and, in our opinion, would lend itself perfectly to additional parking for a motorhome or caravan.

A rare combination of village location, generous plot, spacious accommodation and future potential, early viewings highly recommended.

Please note:
Council tax Band - D
Tenure - Freehold
Total sq ft and room dimensions to be considered a guide only.
We would like to advise that the inner side of the roof structure has 'Spray foam insulation'.

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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Disclaimer:

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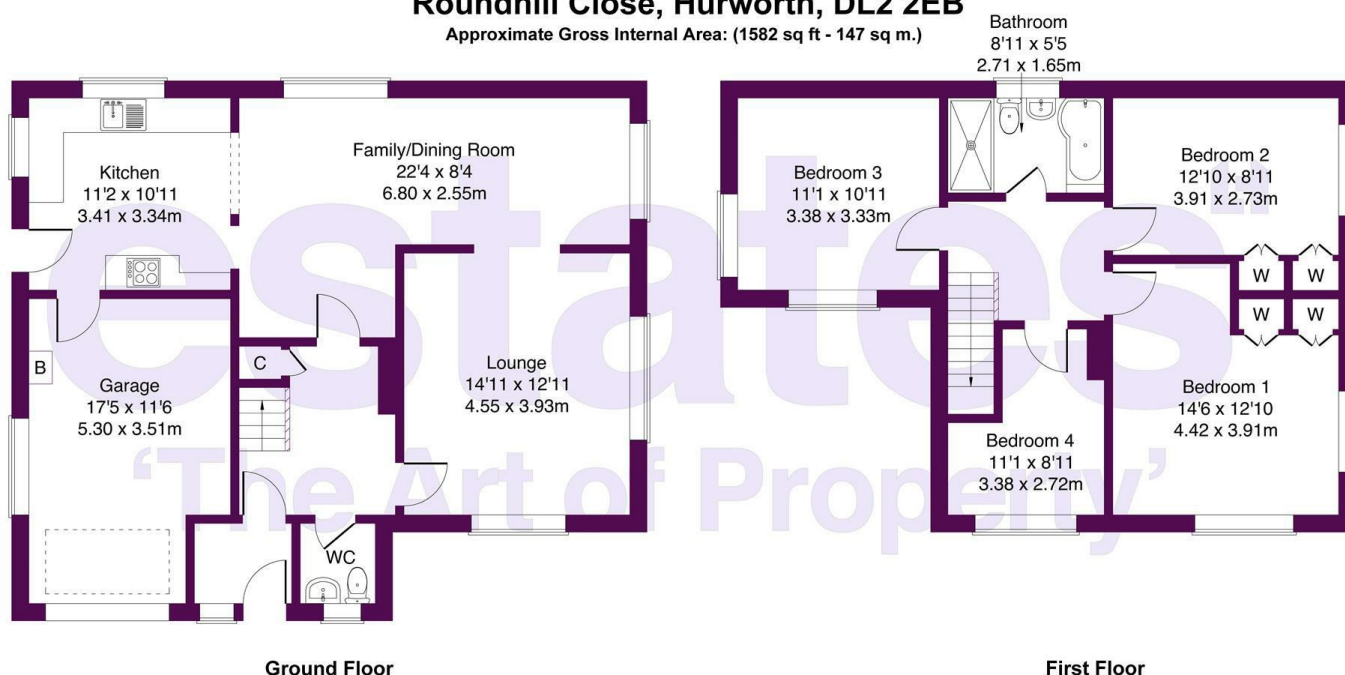


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Roundhill Close, Hurworth, DL2 2EB

Approximate Gross Internal Area: (1582 sq ft - 147 sq m.)



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC