

Yew Tree Close, Hurworth, Darlington, DL2 2HX  
Offers in excess of £450,000

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'The Art of Property'



# Yew Tree Close, Hurworth, Darlington, DL2 2HX

## Offers in excess of £450,000

### Council Tax Band: F

The prestigious Yew Tree Close, in the charming village of Hurworth, West of Darlington. This remarkable detached home, built in 2022, stands as a testament to modern luxury living. With an impressive layout featuring four double bedrooms, a large dining kitchen plus family room, three bath/shower rooms, and a separate living room, this home is designed for both comfort and elegance, ensuring convenience is never compromised.

This property has been significantly upgraded from the original builder's specification, showcasing the current owners' commitment to quality and style. Every detail has been meticulously considered, resulting in a sumptuous interior that exudes sophistication. The enhancements include state-of-the-art solar panels, reflecting a modern approach to sustainable living while maintaining an air of opulence. Upgraded kitchen including Silestone worktops, also found in the utility room, instant 'hot-water' tap & additional appliances and lighting, luxurious premium LVT flooring by Luvanto, fitted wardrobes, blinds, and upgraded tiling to the bath/shower rooms to name a few.

The exterior of the home is equally as impressive and significantly improved, enjoying an EV charger point, and landscaped garden, featuring two pergola's and a hot tub. The expansive layout and luxurious finishes create a space that is not only functional but also a true sanctuary to be proud of.

This exceptional property is competitively priced in today's market and offers an unparalleled opportunity for discerning buyers. We strongly encourage you to arrange a viewing at your earliest convenience to fully appreciate the grandeur and elegance that this home has to offer. Experience the lifestyle that awaits you in this exclusive development, where luxury meets comfort in perfect harmony.

Living in Hurworth offers a wonderful blend of village charm and modern convenience. Nestled in a picturesque setting, the community is within walking distance of highly regarded schools. The village's proximity to Teesside International Airport and Darlington's Train Station, ensures excellent

travel connections, perfect for both business and leisure. Additionally, residents can enjoy easy access to the award-winning Rockliffe Hall, a prestigious hotel, spa, and golf course renowned for its luxury and world-class facilities.

#### Owners comments:

A Home Built for the Future – Smart, Sustainable & Ready to Go.

This home is equipped with 13 high-efficiency solar panels and a 10kW battery storage system, delivering a powerful blend of sustainability and savings. The system allows you to charge overnight at just 7p per kWh—compared to the standard 27p, so you wake up each morning with a fully charged battery, ready to power your day at just 25% of the usual cost.

Even better, any surplus energy you don't use can be sold back to the grid at 15p per kWh, turning your home into a mini power station that earns while you save. A hot tub (included in the sale) adds a touch of luxury—now with significantly reduced running costs thanks to the low-cost, stored energy (figures to be considered a guide and can be subject to change).

In brief the accommodation consists of:

#### Ground floor

Entrance hallway, ground floor cloak/WC, separate living room to the front, utility room and large dining kitchen to the rear, seamlessly flowing to a delightful family room.

#### First floor

Light and airy landing opening to a luxurious family bathroom, and four double bedrooms, the principal and second bedrooms both enjoying ensuites. The main

bedroom of particular interest also featuring a delightful dressing area with fitted wardrobes.

#### Externally

Located on a cul-de-sac with landscape gardens along with additional fencing. Generous parking to the front and single garage housing the boiler.

#### Please note:

Council tax Band - F

Tenure - Freehold

Total sq ft to be considered guide only and includes garage.

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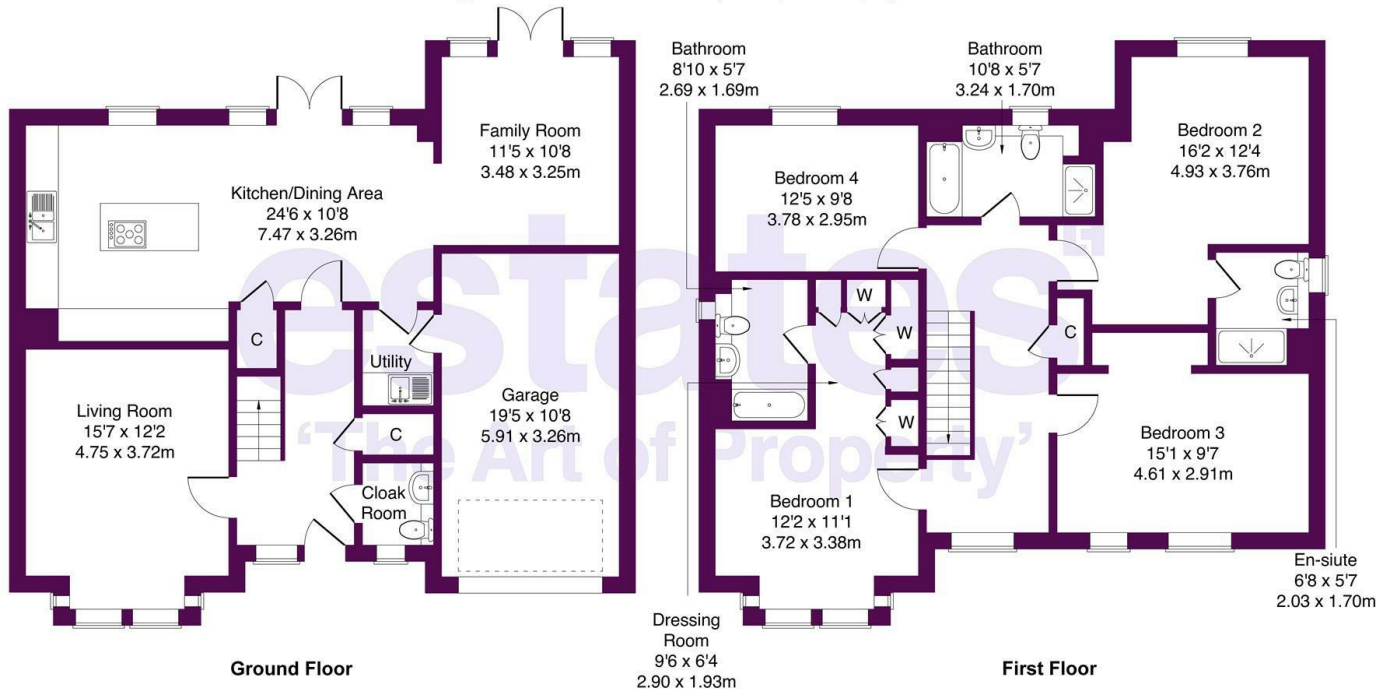
#### Disclaimer:

These particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) with the intention of providing a fair and accurate guide to the property. They do not constitute or form part of an offer or contract nor may they be regarded as representations, all interested parties must themselves verify their accuracy. No tests or checks have been carried out in respect of heating, plumbing, electric installations, or any type of appliances which may be included.



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**Yew Tree Close, Hurworth, DL2 2HX**  
 Approximate Gross Internal Area: (1959 sq ft - 182 sq m.)



Not to Scale. Produced by The Plan Portal 2025  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		92
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	