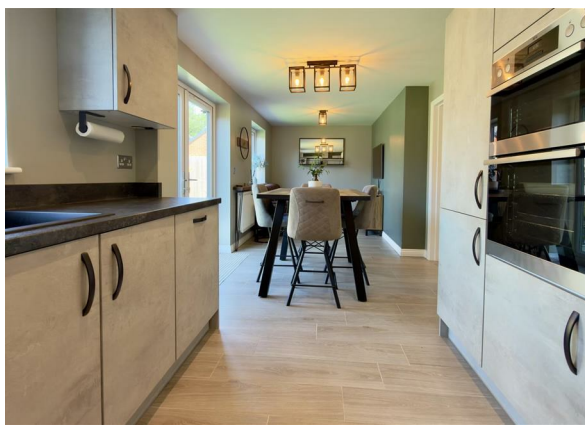


Pondside Close, Hurworth, DL2 2NN.
Offers in the region of £360,000

estates⁴
'The Art of Property'



Pondside Close, Hurworth, DL2 2NN.

Offers in the region of £360,000

Council Tax Band: E

Brought to the market with NO ONWARD CHAIN and occupying one of the finest positions on this highly exclusive development, this delightful four double bedroom detached home enjoys a peaceful outlook across open space to the front, while to the rear a beautifully landscaped west-facing garden provides the perfect setting for outdoor living. A particular highlight is the stunning and versatile garden room, offering far more than a traditional log cabin, with endless potential as a home office, bar, gym or entertaining space.

Beautifully presented throughout, the accommodation has been thoughtfully upgraded and finished to a high standard. The welcoming entrance hallway leads to a cloak/WC, an inviting lounge, integral access to the garage, and a superb open plan dining kitchen with seating area, the true heart of the home. Featuring an attractive range of units, integrated appliances, together with a useful utility room offering additional worktop space and an integrated microwave, it is perfectly designed for modern family living.

The impressive first floor is equally appealing, with a spacious principal bedroom enjoying the delightful front facing views, complemented by a stylish dressing area and en-suite shower room. There are three further double bedrooms, and a contemporary family bathroom.

Externally, a double width driveway provides ample parking and leads to the integral garage, while the beautifully landscaped rear garden enjoys a sunny westerly aspect, creating an idyllic space for relaxing and entertaining.

Hurworth is one of the most picturesque and sought-after villages, offering a wonderful blend of village charm and modern convenience. A welcoming

community, excellent local amenities, highly regarded primary and secondary schools, and beautiful countryside walks are all close by, whilst Darlington town centre, the A1(M), A66, Teesside International Airport and Darlington's mainline railway station are all within easy reach, making this an outstanding location for commuters and families alike.

A superb family home occupying an enviable position in one of the area's most desirable village settings.

Please note:
Council tax Band - E
Tenure - Freehold
Total sq ft and room dimensions to be considered a guide only.

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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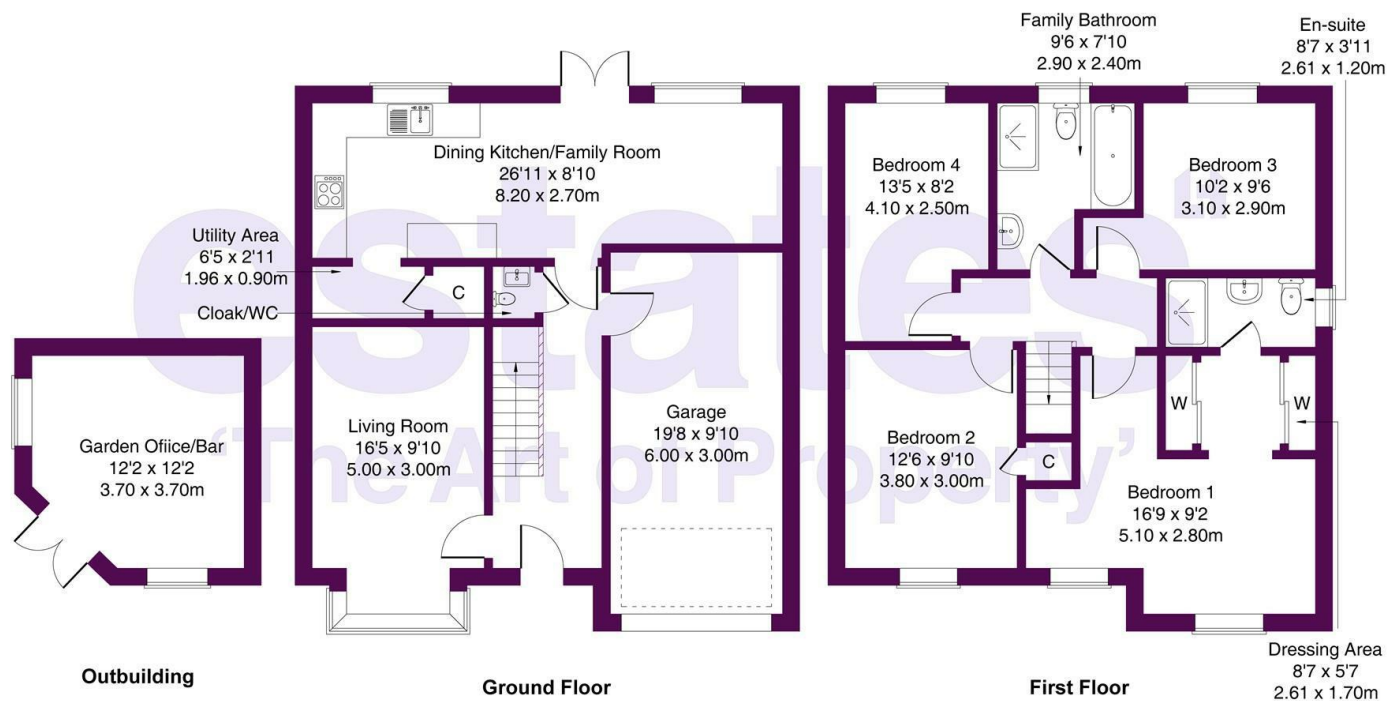


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Pondside Close, Hurworth, DL2 2NN

Approximate Gross Internal Area: (1636 sq ft - 152 sq m.)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(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