



**CARVER**  
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Minster Walk,  
Hurworth, Darlington, DL2 2AR

**Offers in the region of £280,000**

House - Detached  
4 Bedroom/s  
2 Bathroom/s

An impressive detached house located in the sought-after village of Hurworth-on-Tees just outside of Darlington. This stylish property boasts two reception rooms, four bedrooms (one currently used as a dressing room), en-suite and bathroom, offering ample space for comfortable living. As you step inside, you'll be greeted by the open-plan living accommodation on the ground floor, creating a warm and inviting atmosphere for entertaining guests or relaxing with family. The modern kitchen is perfect for whipping up delicious meals and enjoying culinary delights. One of the highlights of this property is the en-suite off bedroom one, providing a touch of luxury and convenience. With parking available to the front of the property, you'll never have to worry about finding a spot after a long day. Step outside to the south-facing rear garden, a tranquil oasis where you can soak up the sun, enjoy a morning coffee, or host summer barbecues with friends and family. The popular village location offers a sense of community and convenience, with local amenities and schools within easy reach. Don't miss the opportunity to make this delightful property your new home. Book a viewing today.





- SOUTH FACING REAR GARDEN
- MODERNISED KITCHEN
- POPULAR VILLAGE LOCATION

- OPEN PLAN LIVING ACCOMMODATION
- EN-SUITE OFF BEDROOM ONE

**GENERAL INFORMATION:**

Tenure: Freehold

Services: Gas central heating (new Combi boiler installed March 2023), mains electric, water and drainage.

Double glazing

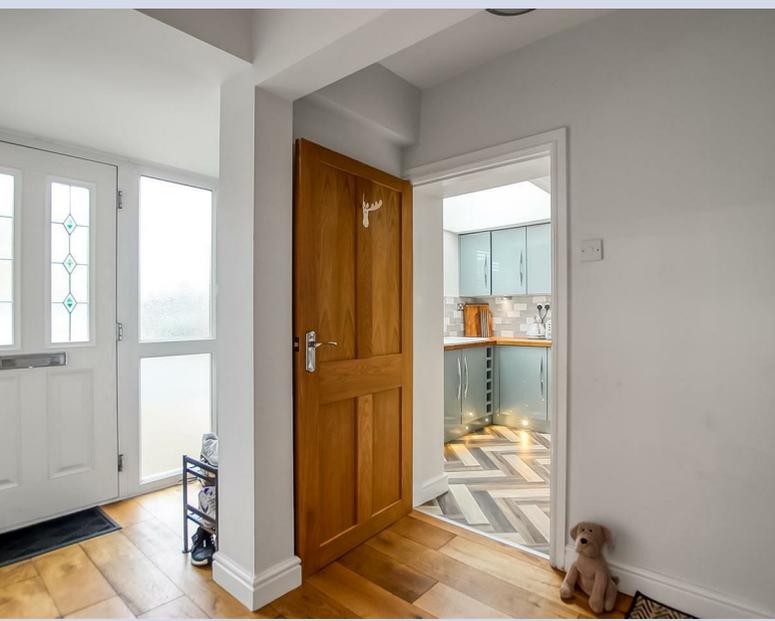
Local Authority: Darlington Borough Council (Tax Banding D)

**Buyers Identification Checks**

Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity, this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

**Property Size**

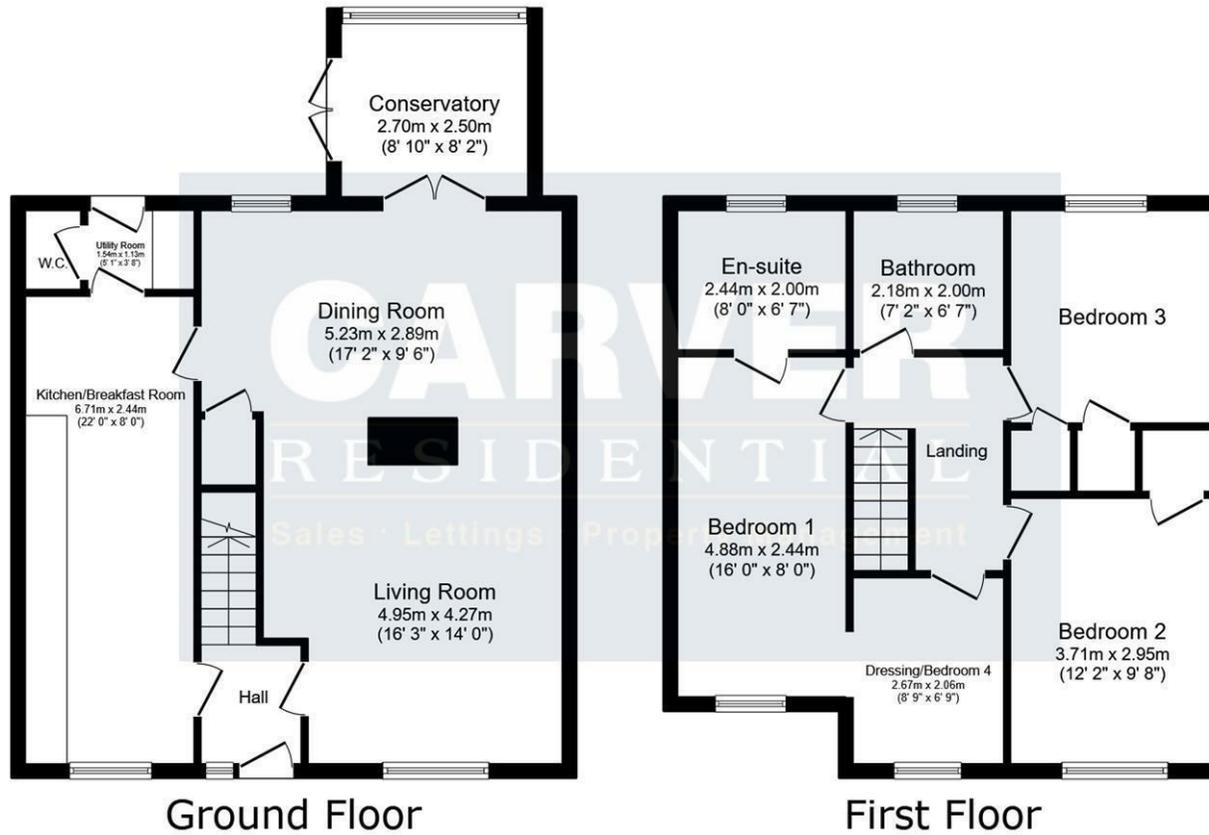
Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. this may potentially exclude a conservatory and/or garage)











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
81-91	A		82
69-80	B		
55-68	C		68
45-54	D		
35-44	E		
25-34	F		
1-24	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Your home may be repossessed if you do not keep up repayments on your mortgage. There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed

MAB 6202



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