



Emerson Road

Darlington DL2 2AP

Offers In The Region Of £290,000





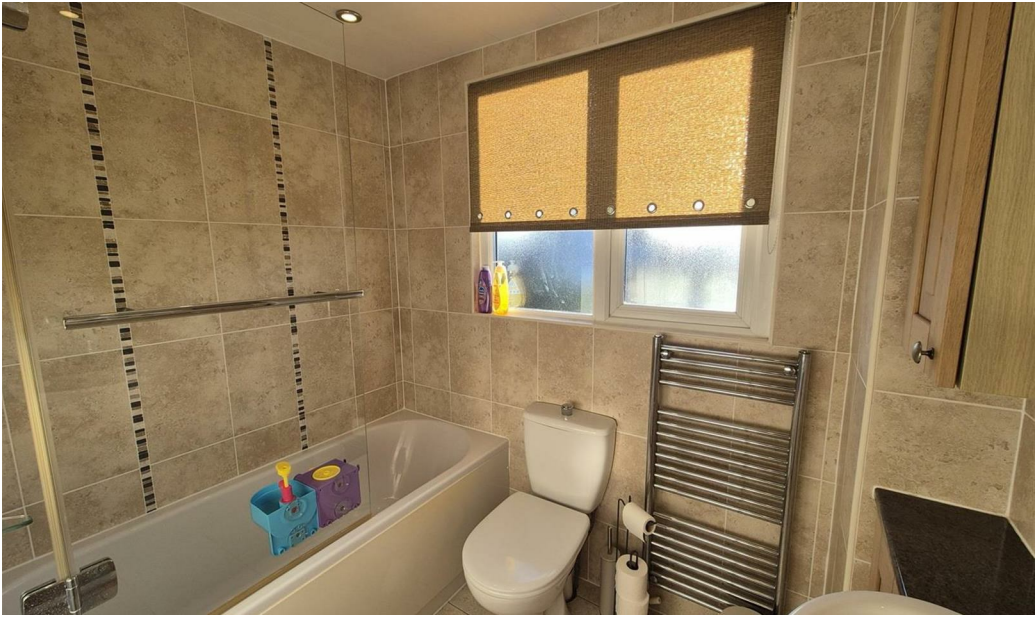
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- Four Bedroom Detached Property
- Off Street Parking
- Within Walking Distance to Local Amenities

- Popular Hurworth Location
- External Office Space
- Council Tax Band D

- Spacious Rear Garden & Garage
- Village Style Surroundings
- EPC Rating C

Located within the highly sought-after village of Hurworth, Darlington, this beautifully presented and thoughtfully extended detached residence on Emerson Road offers an exceptional opportunity to acquire a truly impressive family home. Combining space, style, and versatility, the property boasts four generously proportioned bedrooms, perfectly suited to modern family living.

At the heart of the home lies a stunning, light-filled kitchen and dining area, expertly designed to bring people together. Followed by the lounge offering well proportioned family living and entertaining space whether hosting lively gatherings or enjoying relaxed family meals, this welcoming space effortlessly caters to both everyday living and special occasions. Complemented by four bedrooms, the master with en-suite, two well-appointed bathrooms, the home ensures comfort and convenience for all members of the household.

Externally, the property continues to impress with its meticulously maintained and landscaped gardens, creating a serene and private outdoor haven. A charming garden office adds a further dimension of flexibility, offering the ideal setting for today's lifestyle needs.

Practicality is equally well considered, with ample off-street parking for up to three vehicles, along with a garage that provides additional storage or potential for workshop use.

Offering an enviable combination of location, space, and lifestyle appeal, this outstanding home represents a rare find in a desirable village setting. With a doctors surgery, OFSTED 'good' rated primary and secondary school and the ever popular Rockliffe Hall Hotel & Spa close at hand. Early viewing is highly recommended to fully appreciate the quality and charm this superb property has to offer.

Entrance Porch

Door and window to front and tiled flooring.

Lounge

17'05 x 14'00 (5.31m x 4.27m)

Upvc double glazed window to front, staircase to first floor landing, storage cupboard and radiator.

Kitchen/Diner

26'03 x 11'04 (8.00m x 3.45m)

Two Upvc double glazed windows, French doors and back door to rear. Fitted with wall, base and drawer units with contrasting worktops. Stainless steel sink with mixer tap, integrated five ring gas hob with extractor over and electric oven. Space for an American style fridge freezer, integrated washing machine and dishwasher. Open aspect to dining area with plenty of room for a table and chairs. Radiator.

First Floor Landing

Access to part boarded loft via drop down ladder and radiator.

Master Bedroom

18'08 x 8'08 (5.69m x 2.64m)

Upvc double glazed window to front and vertical radiator.

Master En-Suite

Upvc double glazed obscure window to rear, walk in shower cubicle, back to wall w.c and wash hand basin in vanity with storage and heated towel rail. Fully tiled walls and floor.

Bedroom Two

11'03 x 9'09 (3.43m x 2.97m)

Upvc double glazed window to front, double size room with coving to ceiling and radiator.

Bedroom Three

9'10 x 9'07 (3.00m x 2.92m)

Upvc double glazed window to rear, double size room with overhead storage and radiator.

Bedroom Four

8'09 x 7'00 (2.67m x 2.13m)

Upvc double glazed window to front, overhead storage and radiator.

Bathroom

Upvc double glazed obscure window to rear, panelled bath with shower over and screen, low level w.c, wash hand basin in vanity and heated towel rail. Fully tiled walls and floor.

Externally

To the front there is a block paved driveway providing off street parking for three vehicles and access to the garage (13'02 x 10'10), which has an up and over door, power and light. Two gates to both sides of the property, lead to the spacious enclosed garden which is mainly laid to lawn with patio area, raised beds with a delightful, mature plum tree and a variety of herbs. There are gravelled pathways and a wooden garden shed. One of the standout features, is the impressive garden office.

Garden Office

18'06 x 7'11 (5.64m x 2.41m)

This impressive garden office has Upvc French doors and a window to the front. With power, heat, light, a tv socket and wi-fi connection that offers a welcoming work space in peaceful surroundings.

Tenure

Freehold

Property Details

Local Authority: Darlington

Council Tax Band: D

Annual Price: £2,372

Conservation Area Nb

Flood Risk Very low

Floor Area 1,184 ft 2 / 110 m 2

Plot size 0.06 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

15 Mbps

Superfast

80 Mbps

Ultrafast

2000 Mbps

Satellite / Fibre TV Availability

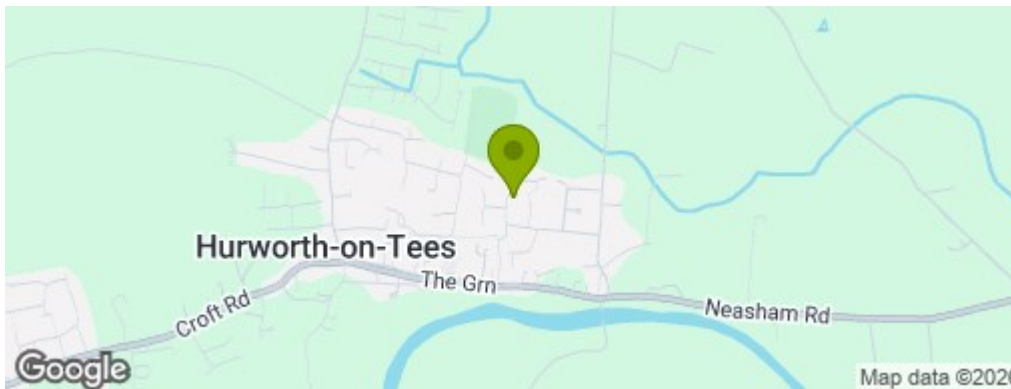
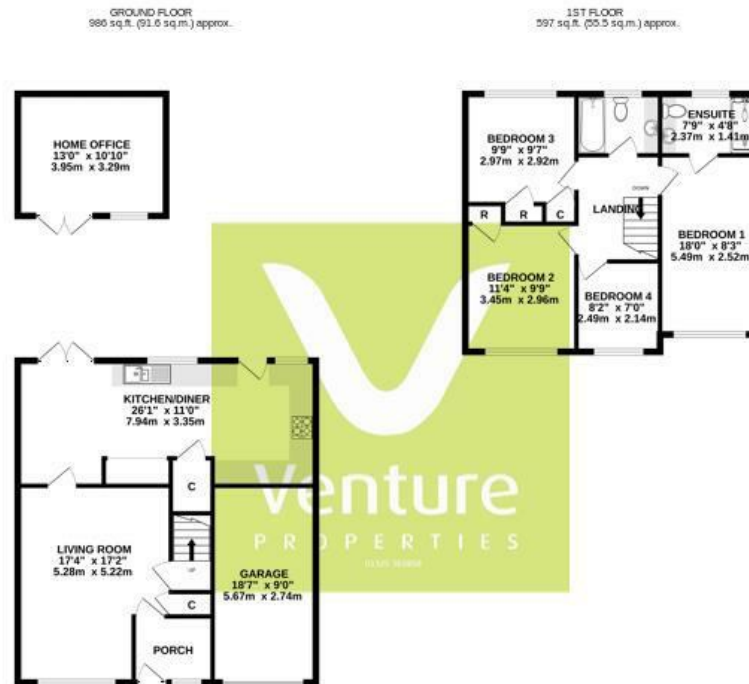
BT

Sky

Virgin

Note

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Property Information

01325 363858

45 Duke Street, Darlington, County Durham, DL3 7SD
sales@venturepropertiesuk.com