



**53 Kentbeck Drive**  
Hurworth, Darlington, DL2 2JU

**youngsRPS** 



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Hurworth  
Darlington  
DL2 2JU**

**Guide Price: £440,000**

A prestigious 4 bedroom detached house fitted with high specification upgrades throughout & located on an envious plot in the sought after village of Hurworth. The property benefits from a large dining kitchen overlooking the rear garden, living room, 5 bedrooms, 3 bathrooms, integral double garage and rear garden with views over open countryside. Viewing essential.

- Stunning Executive Home
- Five Bedrooms
- Three Bathrooms
- Plethora of upgraded features
- Open Views to the rear
- EPC Rating B

**youngsRPS** 

**Northallerton 01609 773004**





This executive family home offers all the benefits of a new build property without having to wait for the plot to be built. The current owners have added touches of luxury throughout the property with the addition of upgrades beyond those offered in a standard build. A composite front door leads into the hallway and reveals modern Karndean flooring throughout the ground floor, alarm system, carpeted stairs to the first floor and door into the integral double garage. To the right there is a spacious living room with bay window to the front. The dining kitchen provides a delightful family space with a breakfast bar and generous dining area with French doors overlooking the rear garden. The kitchen boasts upgraded cabinetry and composite stone worktops and undermount sink all of which are echoed in the utility room. Integrated appliances include Zanussi dishwasher, microwave, double oven and 5 burner gas hob with extractor over. The utility room offers plumbing for a washing machine, space for a tumble drier, door to a useful downstairs WC and external door to the rear garden.

Upstairs there are five bedrooms and two large storage cupboards all accessed from the landing. Bedrooms 1&2 benefit from ensuite shower rooms which comprise double shower cubicles with upgraded rainwater showers, WC, wash hand basin, upgraded tiling, tile trim, fitted mirrors and Karndean flooring. In addition, the master bedroom boasts a fabulous walk in

wardrobe. Of the three remaining bedrooms, two are doubles with room for additional furniture and the fifth is a generous single used as a study by the current owners. The rear garden has been beautifully landscaped including two extended paved patio areas joined by a decorative gravel path. There are grassed areas interspersed with raised planters, a fabulous timber log cabin spanning 4m x 3m with electric power and light and a further timber shed all enclosed within a double panel timber fence providing additional privacy. The property backs on to open countryside and benefits from a rear gate onto a protected walking area. To the front of the property there is a grassed area and a wide brick paved driveway affording off street parking for three vehicles and leads to the integral double garage with electric roller shutter doors, power sockets and light. A timber gate down the side of the property accesses the rear garden.

**LOCATION** Hurworth-on-Tees is a village in the borough of Darlington, within the ceremonial county of County Durham. The village lies to the south of Darlington on the River Tees, close to its meeting point with the River Skerne. The village is well serviced with amenities including village shop, public house, primary and secondary schooling and garage.

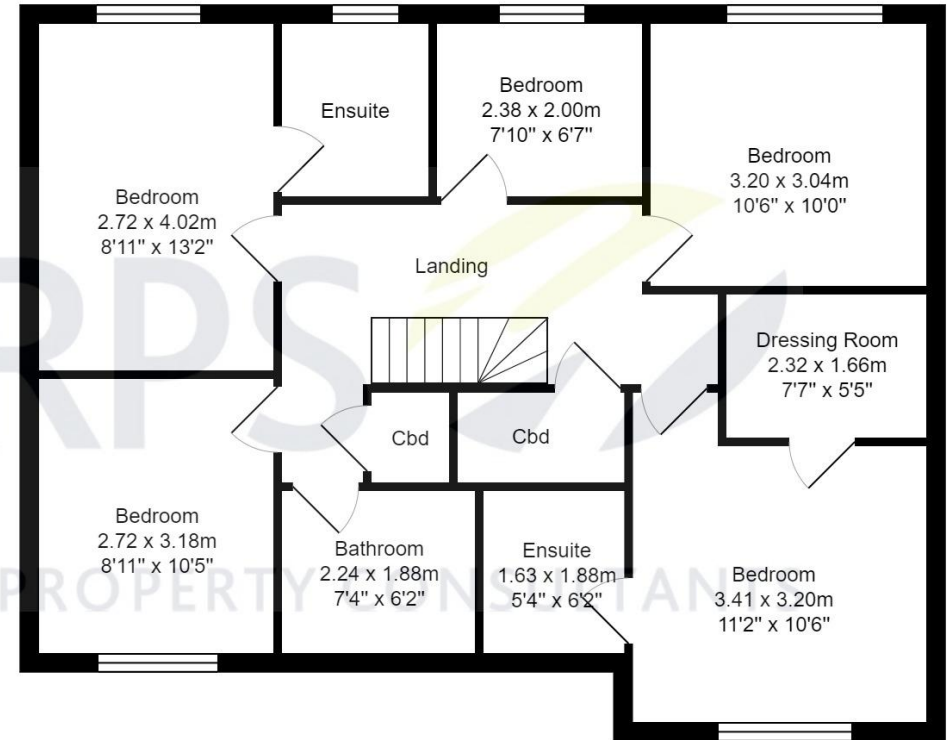
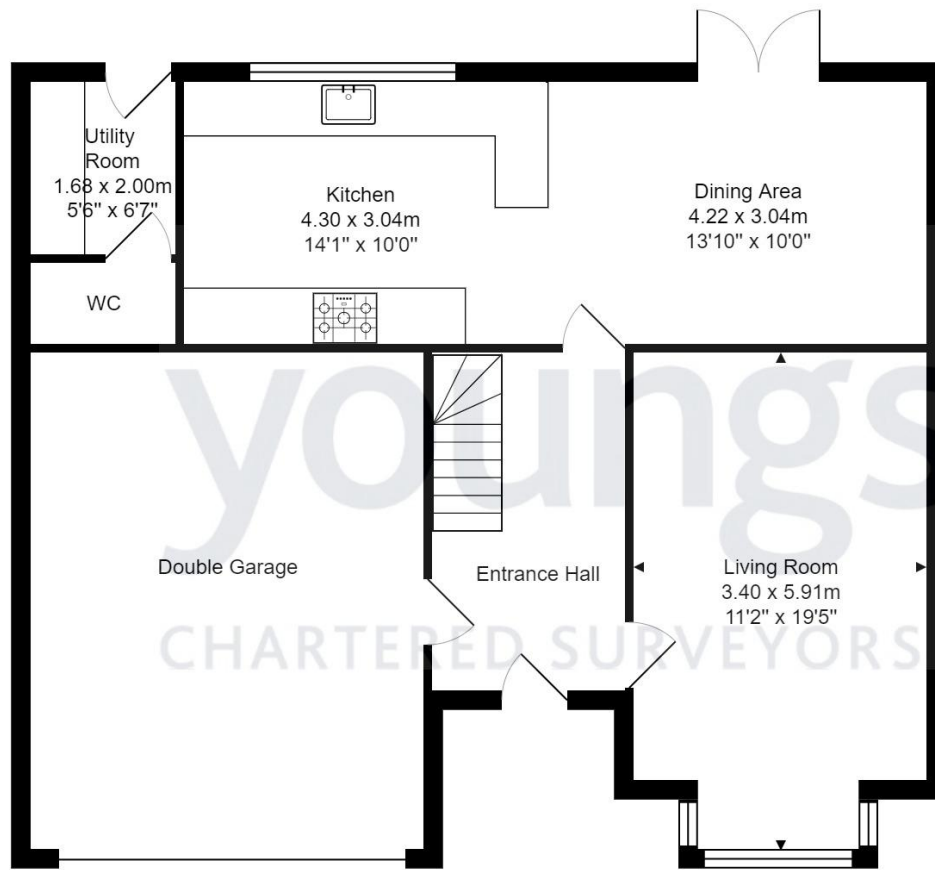
**TENURE** This property is freehold.

**SERVICES & CHARGES** Mains drainage, water & electric. Gas central heating. Darlington Borough Council Tax Band E.

**VIEWINGS** By appointment with the Agent. Please call 01609 773004.

**FREE MARKET APPRAISAL** We will be pleased to provide unbiased and professional advice, without obligation, on the marketing and current value of your present home.





All measurements are approximate and for display purposes only.

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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