



Blackthorn Drive, Hurworth

Darlington



Northgate

In Excess of £385,000



## Blackthorn Drive

Hurworth, Darlington

This beautifully presented, four-bedroom detached home offers modern living with a touch of elegance. Lilac Design Built by the renowned Bellway Homes, the property benefits from the remaining NHBC guarantee, providing peace of mind for years to come.

Upon entering, you are welcomed into a spacious entrance hall leading to a stylish kitchen and dining area. The kitchen boasts a range of sleek base and high-level units with ample worktop space, complemented by integrated AEG appliances including a gas hob, electric oven, fridge freezer, and dishwasher. The dining area flows seamlessly to the garden through patio doors, creating a perfect space for entertaining. The lounge is bright and inviting, enhanced by a charming bay window that fills the room with natural light. Additionally, the ground floor offers a practical study, ideal for working from home, along with a convenient utility room and a ground floor WC.

First floor, you will find four generously sized double bedrooms, providing ample space for family living. The master bedroom features its own ensuite shower room, while the remaining bedrooms share a modern, well-appointed family bathroom.



Externally, the property boasts a south-facing garden's, ideal for enjoying sunny days. The double-length block-paved driveway offers ample parking and leads to a larger-than-average single garage, perfect for additional storage or workspace.

Located in the desirable area of Hurworth, this home combines style, comfort, and practicality, making it an ideal choice for families looking for a move-in ready property.

Council Tax band: E

Tenure: Freehold

- Detached, four-bedroom family home Built by Bellway Homes Lilac Design with remaining NHBC guarantee.
- Modern kitchen/dining with AEG appliances and patio doors to garden.
- Bright lounge with bay window and separate study.
- Ground Floor W.C. - ensuite shower room to master and Family Bathroom.
- South-facing garden, double-length driveway, and larger-than-average garage.

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#### Hallway

10'9" x 3'2" (3.29m x 0.97m)

#### Lounge

11'2" x 15'3" (3.41m x 4.65m)

#### Kitchen / Dining Room

9'8" x 23'2" (2.97m x 7.08m)

#### Utility room

7'0" x 6'3" (2.16m x 1.91m)

#### Study

7'7" x 7'5" (2.33m x 2.28m)





**Landing**

10'6" x 5'11" (3.22m x 1.83m)

**Bedroom 1**

11'5" x 12'10" (3.50m x 3.92m)

**En-suite**

7'7" x 3'10" (2.33m x 1.19m)

**Bedroom 2**

13'9" x 10'1" (4.21m x 3.08m)

**Bedroom 3**

10'1" x 10'9" (3.08m x 3.29m)

**Bedroom 4**

9'3" x 10'0" (2.82m x 3.05m)

**Bathroom**

7'1" x 5'7" (2.72m x 1.71m)

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**Single Garage**

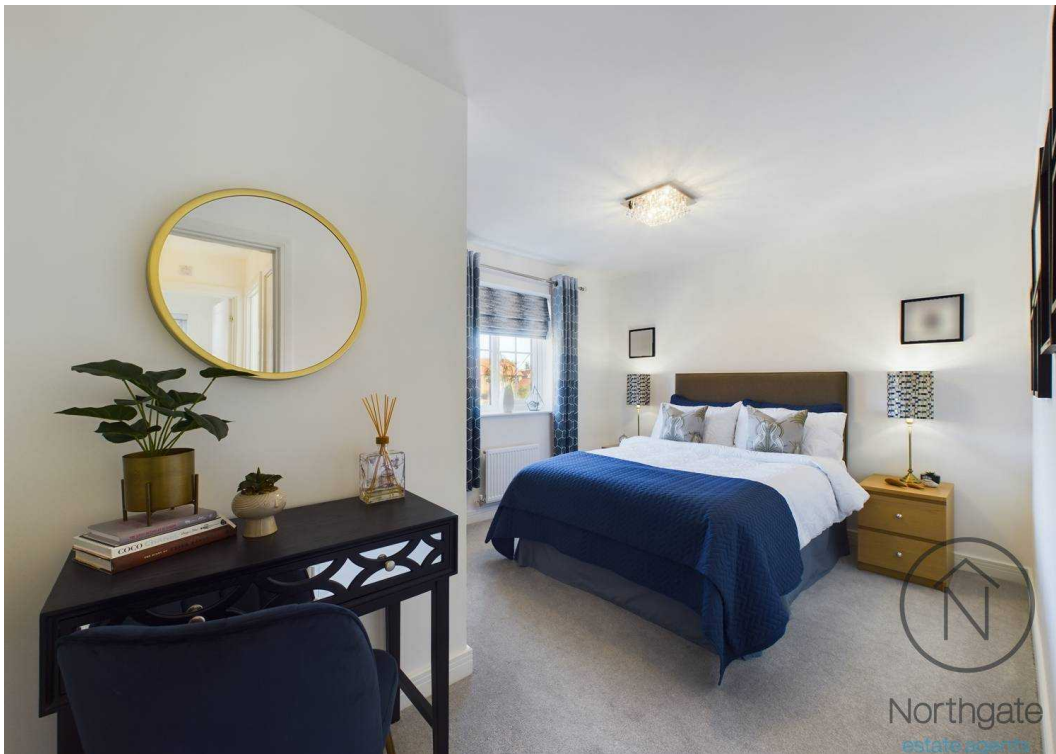
10'8" x 20'0" (3.25m x 6.11m)

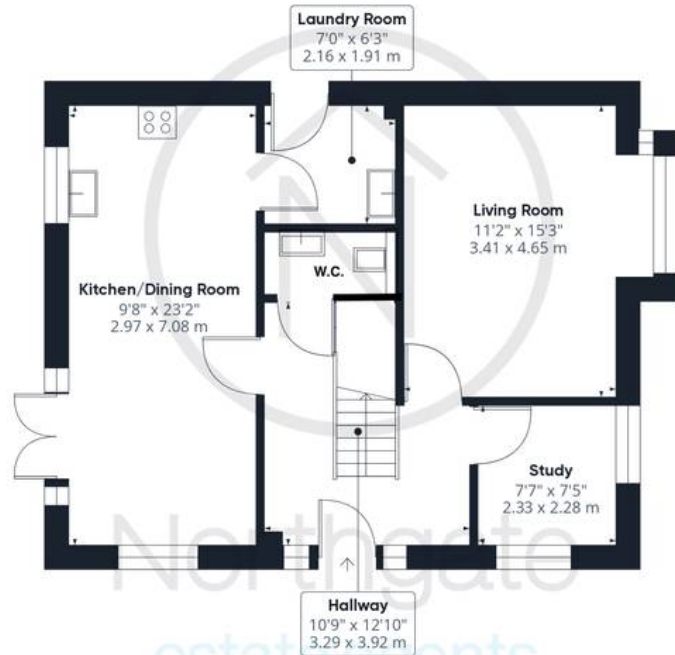
**Driveway**

2 Parking Spaces

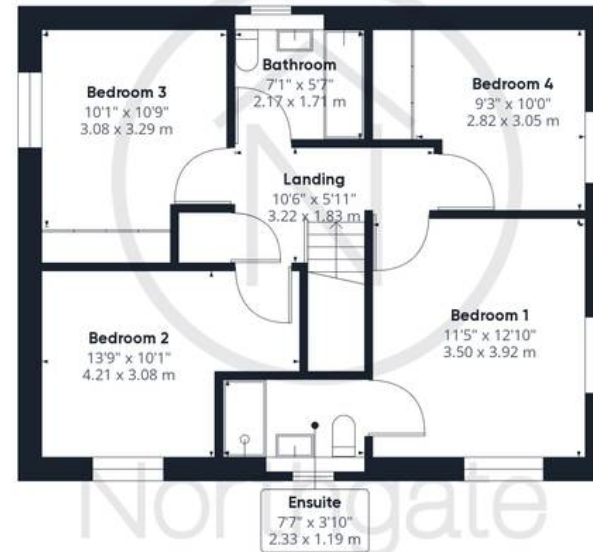








Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



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Approximate total area<sup>(1)</sup>

1497.69 ft<sup>2</sup>

139.14 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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## Northgate - County Durham

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