



## Creebeck Drive, Hurworth, DL2 2JT

This immaculately presented four bedroom detached house, complete with a garage and south-facing rear garden, occupies a pleasant cul-de-sac position in the picturesque village of Hurworth renowned for its good schools, charming pubs, and convenient access to Darlington and beyond. The property has been thoughtfully developed to provide modern, stylish living while retaining a warm and welcoming atmosphere.

The ground floor opens with a hallway featuring elegant porcelain tiles that lead into a spacious lounge with a charming fireplace and gas fire. The contemporary kitchen and dining area also with porcelain tiles offers an array of high-spec fittings, including a breakfast island, larder cupboard, and integrated appliances such as a 5-ring gas hob, double ovens, a full length fridge, microwave, dishwasher, Quooker tap, and wine cooler. Aluminium bi-fold doors with perfect-fit blinds connect the kitchen to the rear garden, while a utility room offers additional convenience with matching units, a sink, and laundry space. A generously sized sitting room, currently used as a cinema room, benefits from underfloor heating and a sleek electric fire, creatively adapted from the original garage. A downstairs WC completes this level.

The first floor offers four well proportioned bedrooms. The master and second bedrooms include fitted wardrobes and en-suite shower rooms, while the third bedroom enjoys en-suite access to the family bathroom. A fourth bedroom also offers fitted wardrobes. The property is warmed by gas central heating (Nest controlled), enhanced by owned solar panels, and features a boarded loft with ladder access.

Outside, the front of the house includes a large block paved driveway with parking for multiple vehicles, an electric charging point, and a lawned garden. The rear garden has been beautifully landscaped to take full advantage of its sunny position, featuring a pergola, a shed with lights and sockets, and plenty of space for entertaining.

£395,000





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## HALL

## LOUNGE

20'2" x 10'5" (6.15m x 3.18m)

## KITCHEN/DINING ROOM

22'0" x 10'11" (6.71m x 3.33m)

## UTILITY ROOM

9'3" x 5'10" (2.82m x 1.78m)

## SITTING ROOM

17'8" x 9'5" (5.38m x 2.87m)

## W/C

5'3" x 3'0" (1.60m x 0.91m)

## LANDING

## MASTER BEDROOM

13'8" x 10'1" (4.17m x 3.07m)

## EN-SUITE

6'10" x 6'2" (2.08m x 1.88m)

## BEDROOM TWO

10'11" x 10'6" (3.33m x 3.20m)

## EN-SUITE

7'1" x 6'1" (2.16m x 1.85m)

## BEDROOM THREE

10'3" x 9'8" (3.12m x 2.95m)

## BATHROOM

8'6" x 6'9" (2.59m x 2.06m)

## BEDROOM FOUR

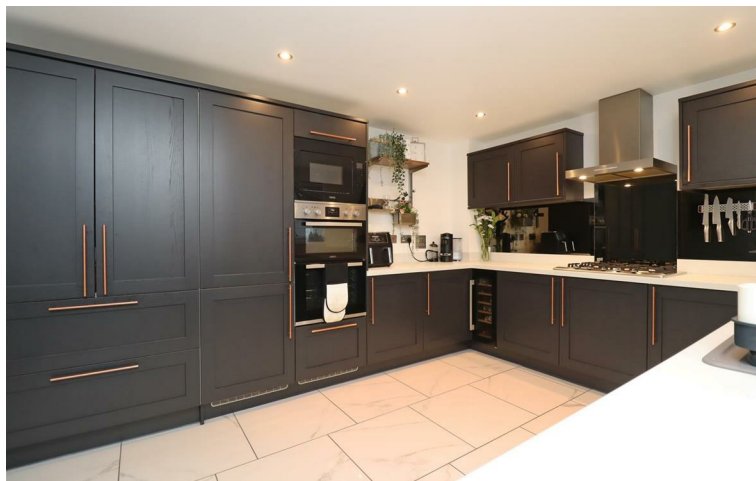
10'6" x 9'5" (3.20m x 2.87m)

## AML PROCEDURE

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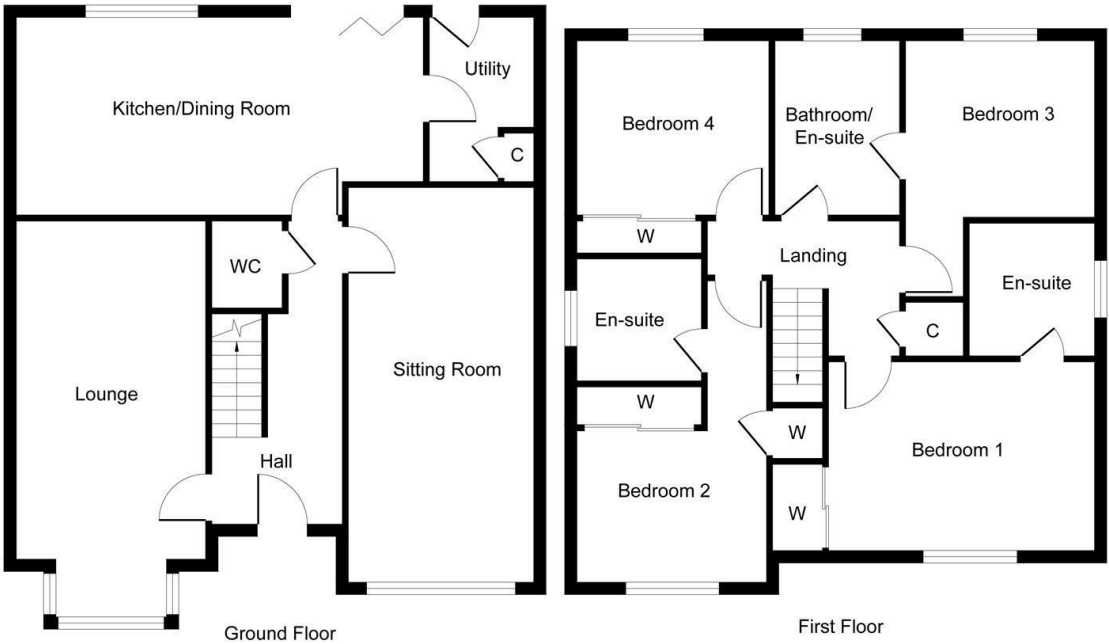






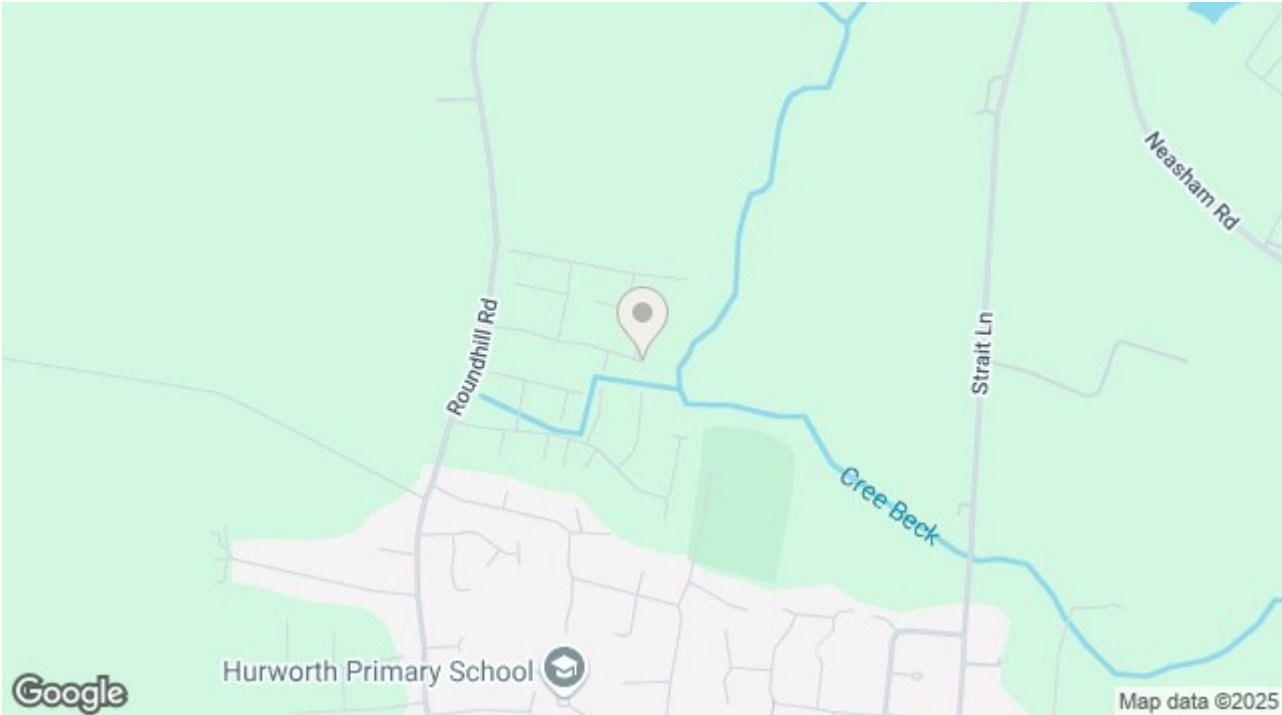


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

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**VIEWING**  
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101 High Street, Yarm, TS15 9BB  
yarm@gowlandwhite.co.uk

Tel: 01642 248248