

Plot 71, Hurworth Meadows, Neasham Road, Darlington, DL2 1DL  
£284,995

**estates<sup>4</sup>**  
'The Art of Property'



Plot 71, Hurworth Meadows, Neasham Road, Darlington, DL2 1DL

£284,995

Council Tax Band:

!! Part Exchange Available !!

The Poppy is a luxurious Four bedroom detached family home with a built-in garage. The rear of the property features an open kitchen/dining area with bifold doors leading out to an enclosed garden. Elsewhere downstairs, there is a front aspect lounge, as well as a downstairs cloakroom, utility room, and storage.

Upstairs, there is a spacious principal bedroom with an en-suite and fitted wardrobe, plus three further bedrooms and an immaculately-finished family bathroom.

Like all properties at Hurworth Meadows, The Poppy comes complete with premium insulation, solar panels, and an electric vehicle charging port.

EPC Band B<sup>+</sup>

These houses are sold on a FREEHOLD basis.  
There is an estate management charge of approx.  
£110+VAT pa (23/24)

**Principal elevation**

**Entrance Hallway**

**Lounge**

13'7" x 10'6" (4.15 x 3.21)

**Kitchen/dining area**

18'10" x 9'8" (5.75 x 2.95)

**Utility**

6'3" x 5'2" (1.91 x 1.60)

**Ground floor w/c**

**First floor landing**

**Principal bedroom**

10'8" x 9'11" (3.26 x 3.04)

**En-Suite**

7'2" x 5'11" (2.19 x 1.81)

**Second Bedroom**

12'1" x 10'1" (3.70 x 3.09)

**Third Bedroom**

10'2" x 7'3" (3.11 x 2.23)

**Forth Bedroom**

11'4" x 7'10" (3.46 x 2.40)

**Bathroom**

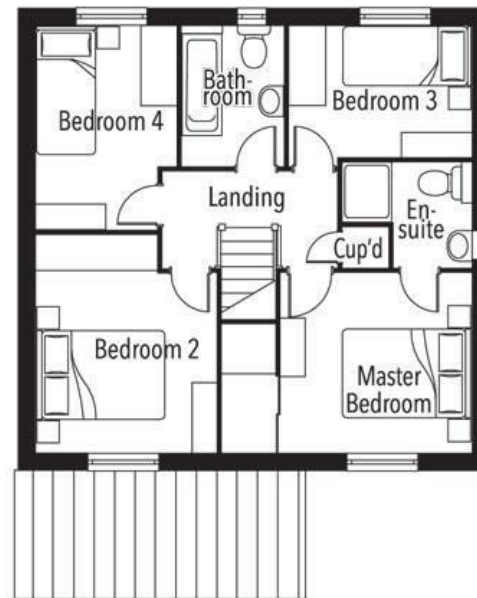
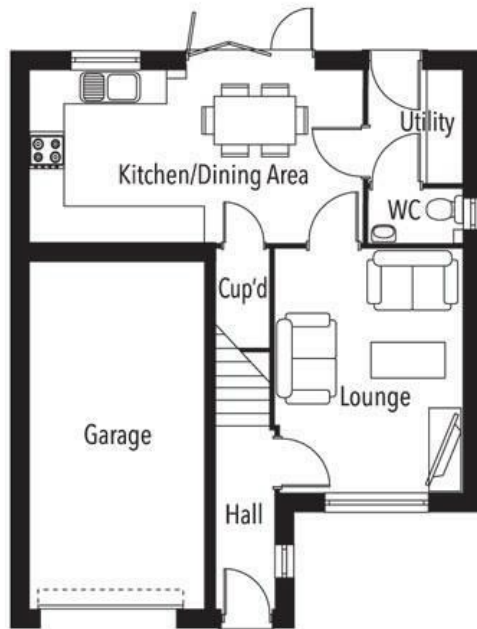
7'10" x 5'8" (2.40 x 1.75)

**Rear garden**





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