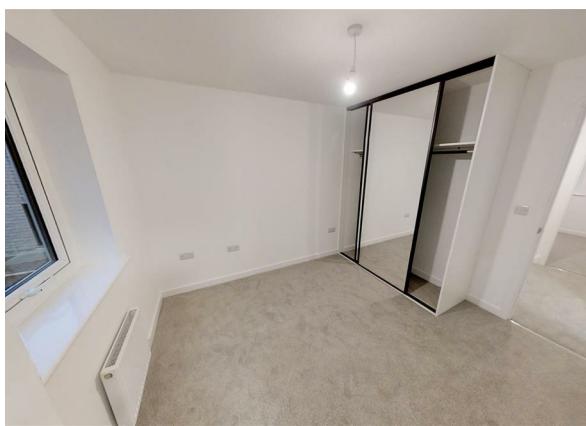


Plot 146, Elder Brook Park, Neasham Road, Darlington, DL2 1DL.
£209,995

estates⁴
'The Art of Property'



Plot 146, Elder Brook Park, Neasham Road, Darlington, DL2 1DL.

£209,995

Council Tax Band:

FIRST TIME BUYER DEAL: £5,000 towards deposit and £1,000 towards legal fees.

** Part Exchange Available **

Flooring throughout, integrated appliances: fridge/freezer, dishwasher, washing machine, dryer, oven, hob, extractor hood and turf to rear garden.

The Norwich is a perfectly-proportioned 3-bedroom home designed for couples, young families and right-sizers alike. Designed to the very highest standard, the property features fixtures from brands such as Porcelanosa, Ideal Standard, Bosch and Hansgrohe. It also comes complete with HIVE heating.

Downstairs, the Norwich boasts a front aspect kitchen/dining area and a generous lounge at the rear of the property. Bifold doors lead out from the lounge to the rear garden. On the first floor, you'll find a stunning master bedroom with fitted wardrobe and an en-suite bathroom. There are also two further bedrooms, a family bathroom and a downstairs cloakroom.

EPC RATING: B

These houses are sold on a **FREEHOLD** basis.

There is an estate management charge of approx.

£110+VAT pa (23/24)

Family bathroom

7'8" x 6'5" (2.36 x 1.96)

Rear garden

Principal elevation

Entrance hallway

Lounge

18'0" x 9'6" (5.49 x 2.92)

Kitchen/dining area

18'0" x 7'3" (5.49 x 2.21)

Ground floor w/c

First floor landing

Principal bedroom

11'1" x 8'7" (3.40 x 2.64)

En-suite

10'4" x 5'2" (3.15 x 1.60)

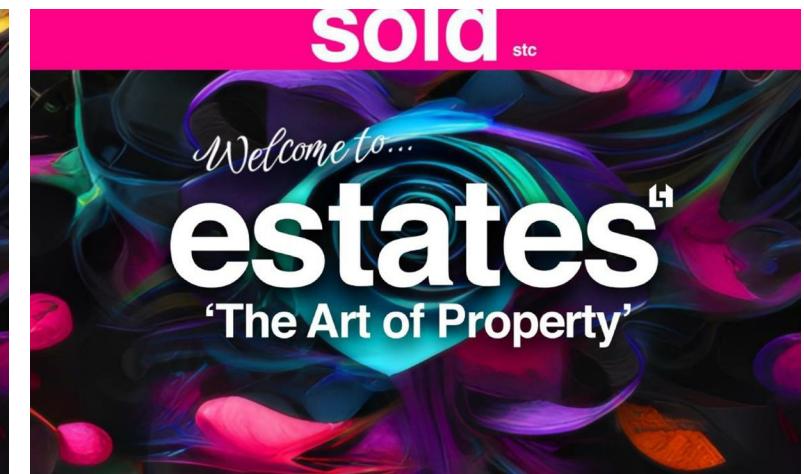
Second bedroom

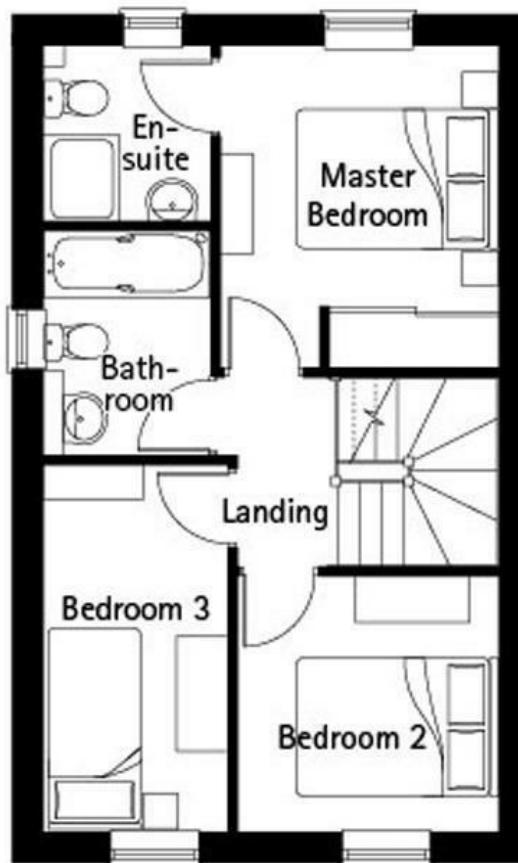
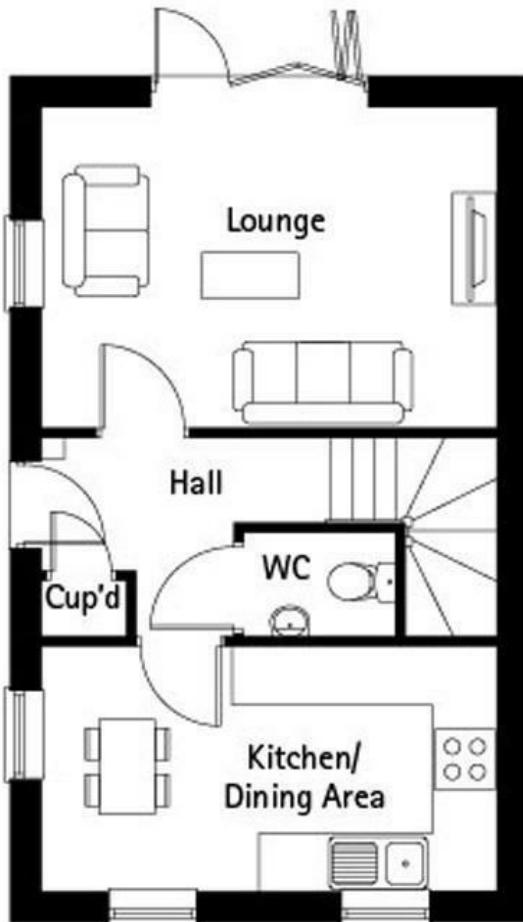
9'7" x 8'5" (2.94 x 2.59)

Third bedroom

9'1" x 6'3" (2.77 x 1.93)







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