

Plot 61, Hurworth Meadows, Neasham Road, Darlington, DL2 1DL.  
£249,995

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



Plot 61, Hurworth Meadows, Neasham Road, Darlington, DL2 1DL.

£249,995

Council Tax Band:

\*\* Part Exchange Available \*\*

\*\* First time buyer deal: £5,000 paid towards deposit, £1,000 paid towards legal fee's, flooring included, Integrated appliances Fridge/Freezer and Dishwasher included \*\*

The Heather is a wonderful Three bedroom detached home with a built-in garage. The front lounge is a light and airy space. Elsewhere on the ground floor, the Heather offers a stunning open-plan kitchen/ dining area with French doors leading to the rear garden. There is also a downstairs WC, a utility room, and storage.

Upstairs, the generous principal bedroom comes complete with a fitted wardrobe and a luxurious en-suite, complemented by two more spacious bedrooms and a family bathroom.

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

EPC Band B

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**

12'5" x 9'10" (3.80 x 3.00)

**Kitchen/dining area**

16'2" x 9'0" (4.95 x 2.75)

**Utility room**

5'6" x 5'5" (1.70 x 1.66)

**Ground floor w/c**

**First floor landing**

**Principal bedroom**

13'3" x 10'0" (4.05 x 3.06)

**En-suite**

8'4" x 5'5" (2.56 x 1.66)

**Second bedroom**

12'5" x 8'4" (3.81 x 2.55)

**Fourth Bedroom**

11'2" x 9'2" (3.42 x 2.80)

**Family bathroom**

6'9" x 5'6" (2.06 x 1.70)

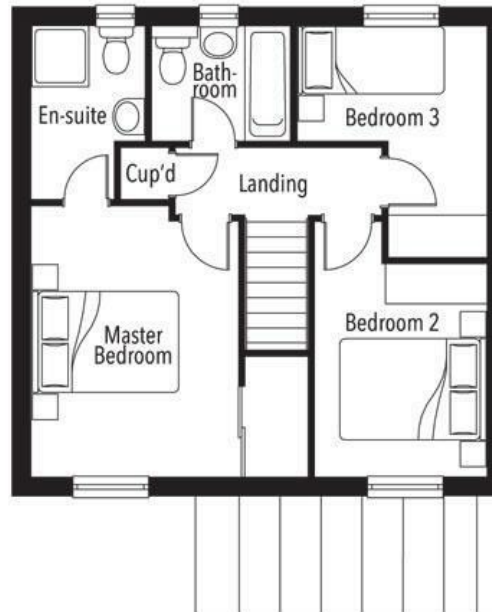
**Rear garden**

**Garage**





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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	