

Plot 31, Havelock Park, Blackwell, Darlington, DL3 8EJ  
£749,995

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



Plot 31, Havelock Park, Blackwell, Darlington, DL3 8EJ

£749,995

Council Tax Band:

A generously proportioned Five bedroom home with double garage.

Nestled in the idyllic grounds of Blackwell Grange, Havelock Park is located on the outskirts of Darlington. A haven of peace and tranquillity, picturesque Blackwell has long been a desirable place to live.

#### House type features

A nicely proportioned lounge with a large bay window, spacious open-plan kitchen/dining/family area with island, pantry and bi-fold doors to the rear garden, study/games room, utility and downstairs cloakroom. The master bedroom (with dressing area) and bedroom 2 features en-suites, along with three generous further bedrooms and family bathroom to the first floor.

Please note: Advertising images are for advertising purposes only and have been taken from the two Havelock Park Show Homes: The Brunel and The Nightingale.

These houses are sold on a FREEHOLD basis. There is an estate management charge of approx. £250+VAT pa (23/24)

If you have a house to sell, let Homes by Esh help with their full service assisted sales scheme, Homemover at Havelock Park.

Step One: Valuation - We will arrange a valuation of your existing home and work with you to agree a competitive price at which to market your property. You then reserve your Homes by Esh plot while Vurv estates market your property for you.

Step Two: Marketing - Homes by Esh will cover all the associated fees at no cost to you. Vurv estates market your home and arrange viewings at convenient times. Our aim is to find a buyer within four weeks.

Step Three: Sale - Once you receive an acceptable offer, we manage the sale and coordinate the timing with your move to your new Homes by Esh property. Our advisors will keep you informed throughout the entire process from valuation to completion.

#### Principal elevation

#### Reception hallway

#### Lounge

17'8" x 16'10" (5.41 x 5.14)

#### Kitchen/family/dining area

34'11" x 14'0" (10.66 x 4.29)

#### Study/games room

16'2" x 14'3" (4.95 x 4.35)

#### Pantry

#### Utility room

7'3" x 7'1" (2.21 x 2.17)

#### Boot room

7'4" x 6'4" (2.25 x 1.94)

#### Wet room/WC

7'4" x 5'4" (2.25 x 1.65)

#### First floor landing

#### Principal bedroom/dressing area

19'7" x 16'10" (5.99 x 5.14)

#### En-suite

9'2" x 8'5" (2.80 x 2.58)

#### Second bedroom

14'7" x 9'9" (4.47 x 2.98)

#### En-suite

9'9" x 5'4" (2.99 x 1.65)

#### Third bedroom

10'8" x 8'10" (3.27 x 2.71)

#### Fourth bedroom

11'11" x 9'1" (3.64 x 2.77)

#### Fifth bedroom

14'3" x 9'9" (4.35 x 2.98)

#### Family bathroom

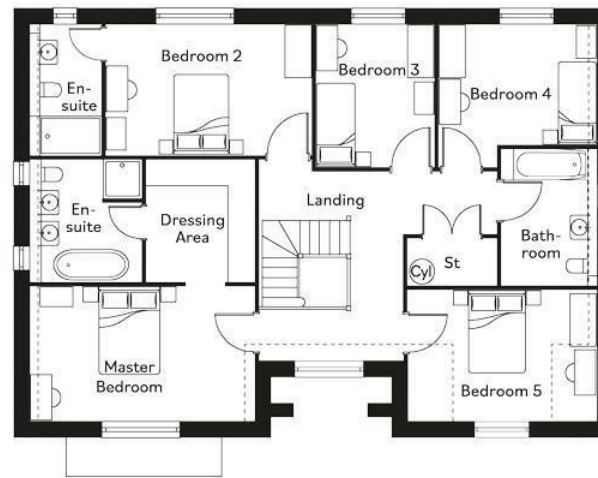
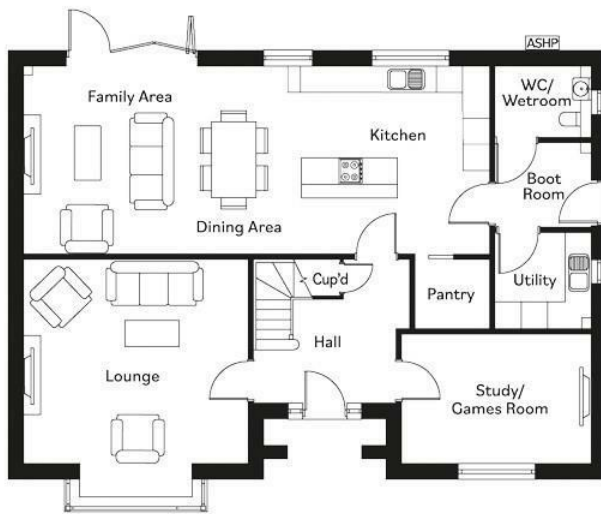
10'3" x 7'2" (3.14 x 2.20)

#### Rear garden

#### Double garage



Business Central 2 Union Square  
 Central Park  
 Darlington  
 County Durham  
 DL1 1GL  
 01325 804850  
[sales@estatesgroup.co.uk](mailto:sales@estatesgroup.co.uk)  
<https://estates-theartofproperty.co.uk/>



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	