Plot 18, Havelock Park, Blackwell, Darlington, DL3 8EJ
£949,995

estates
'The Art of Property'















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Council Tax Band:

The Darwin is a magnificent 3,184 sq ft home set across three impressive floors, offering exceptional space, flexibility and luxury family living. A large entrance hallway creates a grand first impression, leading to a spacious lounge and formal dining room, with useful under-stairs storage. The heart of the home is the stunning open plan kitchen, dining and family area, where expansive bi-folding doors create a seamless connection to the garden and flood the room with natural light.

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.

Beautifully designed for both entertaining and everyday living, the Ellis shaker-style kitchen features Silestone worktops, a Quooker tap, wine fridge, handy larder unit and a full range of integrated Bosch appliances, including a fridge freezer, dishwasher, induction hob and cooker hood. A dedicated study, conveniently positioned in the quieter rear section of the property, provides the perfect home office space, while a boot room, utility room and downstairs cloakroom add practicality to busy family life. The utility room is complete with an integrated Bosch washer and dryer, and the property further benefits from an integral double garage with electric garage doors and additional parking.

On the first floor, two useful storage cupboards complement five well-proportioned bedrooms. The luxurious principal suite features a walk-through dressing area leading to a superb en-suite complete with a push-button freestanding bath, walk-in shower, vanity unit, illuminated mirror and heated towel rail. Bedrooms two and three also enjoy their own private en-suites, while bedrooms four and five are served by a stylish family bathroom featuring both a bath and separate shower. Throughout the bathrooms and en-suites, premium Hansgrohe and Ideal Standard Atelier sanitaryware is complemented by elegant Porcelanosa tiling, vanity units and Silestone shelving for a sophisticated finish.

The grand second floor offers outstanding versatility, providing the perfect space for a cinema room, games room or an exceptionally large sixth bedroom. Complete with its own en-suite and a large storage cupboard, this floor creates an impressive private retreat within an already exceptional home.

Modern conveniences are included throughout, with spotlights, chrome switches to the ground floor and landing, USB double sockets and double-glazed windows all fitted as standard. The fully electric home is powered by a highly efficient Panasonic air source heat pump and further benefits from solar panels and an EV charging point, helping to improve energy efficiency and reduce running costs.

Externally, The Darwin is equally impressive, with paving around the property, a brindle block-paved driveway, 6ft fencing to the rear garden and a professionally landscaped front garden with planting and turf included.

Combining elegant design, generous living areas and an exceptional specification throughout, The Darwin is a truly outstanding family home ready to enjoy from the moment you move in.

These houses are sold on a FREEHOLD basis. There is an estate management charge of approx. £250+VAT pa (25/26)

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

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 Estates 'The Art of Property' market your property for you.

Step Two: Marketing - Homes by Esh will cover all the associated fees at no cost to you. Estates 'The Art of Property' 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.

Reception Hallway

Lounge
15'5" x 15'0" (4.72 x 4.58)

Kitchen/Family Area
42'5" x 14'7" (12.93 x 4.46)

Larder

Dining Room
15'5" x 12'11" (4.72 x 3.95)

Study
11'4" x 9'5" (3.46 x 2.89)

Ground Floor W/C
5'10" x 4'9" (1.80 x 1.45)

Utility/Boot Room
14'3" x 7'6" (4.35 x 2.31)

First Floor

Principal Bedroom/Dressing Room
19'1" x 15'0" (5.84 x 4.58)

En Suite
9'11" x 9'2" (3.04 x 2.81)

Second Bedroom
13'10" x 13'0" (4.24 x 3.97)

En Suite
9'3" x 5'4" (2.84 x 1.65)

Third Bedroom
13'7" x 9'3" (4.15 x 2.84)

En Suite
9'3" x 4'7" (2.84 x 1.42)

Fourth Bedroom
12'5" x 9'11" (3.80 x 3.04)

Fifth Bedroom
10'7" x 9'11" (3.25 x 3.04)

Family Bathroom
10'0" x 7'7" (3.05 x 2.33)

Second Floor

Sixth Bedroom
27'1" x 16'10" (8.27 x 5.15)

En Suite
11'0" x 7'10" (3.36 x 2.41)











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