Plot 13, Havelock Park, Blackwell, Darlington, DL3 8EJ
£669,995

estates
'The Art of Property'















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Council Tax Band:

The Nightingale is an impressive four-bedroom home offering 1,977 sq ft of beautifully designed living space, combining generous proportions with an exceptional specification throughout.

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.

The welcoming entrance hall features useful storage and a WC, leading to a spacious lounge enhanced by an attractive bay window. At the heart of the home is a stunning open plan kitchen and family area, beautifully appointed with an Ellis shaker-style kitchen, Silestone worktops, a Quooker tap, feature island, handy larder and integrated Bosch appliances, including a fridge freezer, dishwasher, induction hob and cooker hood. A wine cooler adds an extra touch of luxury, while bifold doors flood the space with natural light and provide seamless access to the garden.

Practicality has been carefully considered, with a separate utility room fitted with an integrated Bosch washer and dryer, alongside additional storage and a useful boot room. A double integral garage with electric doors further enhances convenience, while an energy-efficient Panasonic air source heat pump, solar panels and EV charging point help create a modern, fully electric home.

Upstairs, the property continues to impress with four well-proportioned bedrooms. The luxurious principal suite benefits from a dedicated dressing area and an elegant en-suite featuring premium Hansgrohe and Ideal Standard Atelier sanitaryware, a walk-in shower, freestanding bath, vanity unit, illuminated mirror, heated towel rail and Porcelanosa tiling. Bedroom two also enjoys its own beautifully finished en-suite, while the family bathroom offers both a bath and separate shower, complemented by Porcelanosa tiling and Silestone shelving.

A dedicated study provides the ideal space for home working, while a large storage cupboard to the landing adds further practicality. Throughout the home, thoughtful finishing touches include spotlights, chrome switches to the ground floor and landing, USB double sockets and double-glazed windows.

Externally, The Nightingale benefits from 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. With luxury specification as standard throughout, The Nightingale is a home designed to be enjoyed from the moment you move in.

Please note: Advertising imagines 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 (25/26)

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.

Principal elevation

Entrance Hallway

Lounge
15'9" x 14'6" (4.81 x 4.44)

Kitchen/family/dining area
27'5" x 17'10" (8.38 x 5.46)

Utility/boot room
13'3" x 6'5" (4.04 x 1.97)

Ground floor wc
5'10" x 4'9" (1.80 x 1.45)

First floor landing

Principal bedroom and dressing room
20'9" x 12'4" (6.35 x 3.77)

En-suite
11'6" x 8'2" (3.51 x 2.50)

Second bedroom
16'6" x 9'8" (5.03 x 2.96)

En-suite
10'0" x 4'9" (3.05 x 1.45)

Third bedroom
11'0" x 8'8" (3.36 x 2.65)

Fourth bedroom
10'11" x 10'0" (3.35 x 3.05)

Study
8'2" x 6'5" (2.51 x 1.98)

Family bathroom
8'8" x 8'2" (2.65 x 2.51)

Rear garden

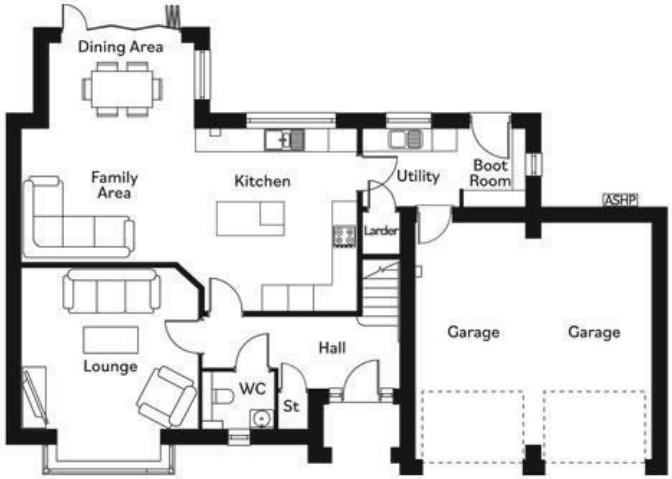
Double garage













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