

Plot 109, Hurworth Meadows, Neasham Road, Darlington, DL2 1DL  
£264,995

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



Plot 109, Hurworth Meadows, Neasham Road, Darlington, DL2 1DL

£264,995

Council Tax Band:

!! Part Exchange Available !! - Carpets and flooring included, Integrated Appliances including Fridge/Freezer and Dishwasher, Stamp Duty Paid at £2,999.

The Poppy is a luxurious Four bedroom detached family home with a built-in garage. The rear of the property features an open kitchen/dining area with bifold doors leading out to an enclosed garden. Elsewhere downstairs, there is a front aspect lounge, as well as a downstairs cloakroom, utility room, and storage.

Upstairs, there is a spacious principal bedroom with an en-suite and fitted wardrobe, plus three further bedrooms and an immaculately-finished family bathroom.

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

EPC Band B<sup>o</sup>

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**

13'7" x 10'6" (4.15 x 3.21)

**Kitchen/dining area**

18'10" x 9'8" (5.75 x 2.95)

**Utility**

6'3" x 5'2" (1.91 x 1.60)

**Ground floor w/c**

**First floor landing**

**Principal bedroom**

10'8" x 9'11" (3.26 x 3.04)

**En-Suite**

7'2" x 5'11" (2.19 x 1.81)

**Second Bedroom**

12'1" x 10'1" (3.70 x 3.09)

**Third Bedroom**

10'2" x 7'3" (3.11 x 2.23)

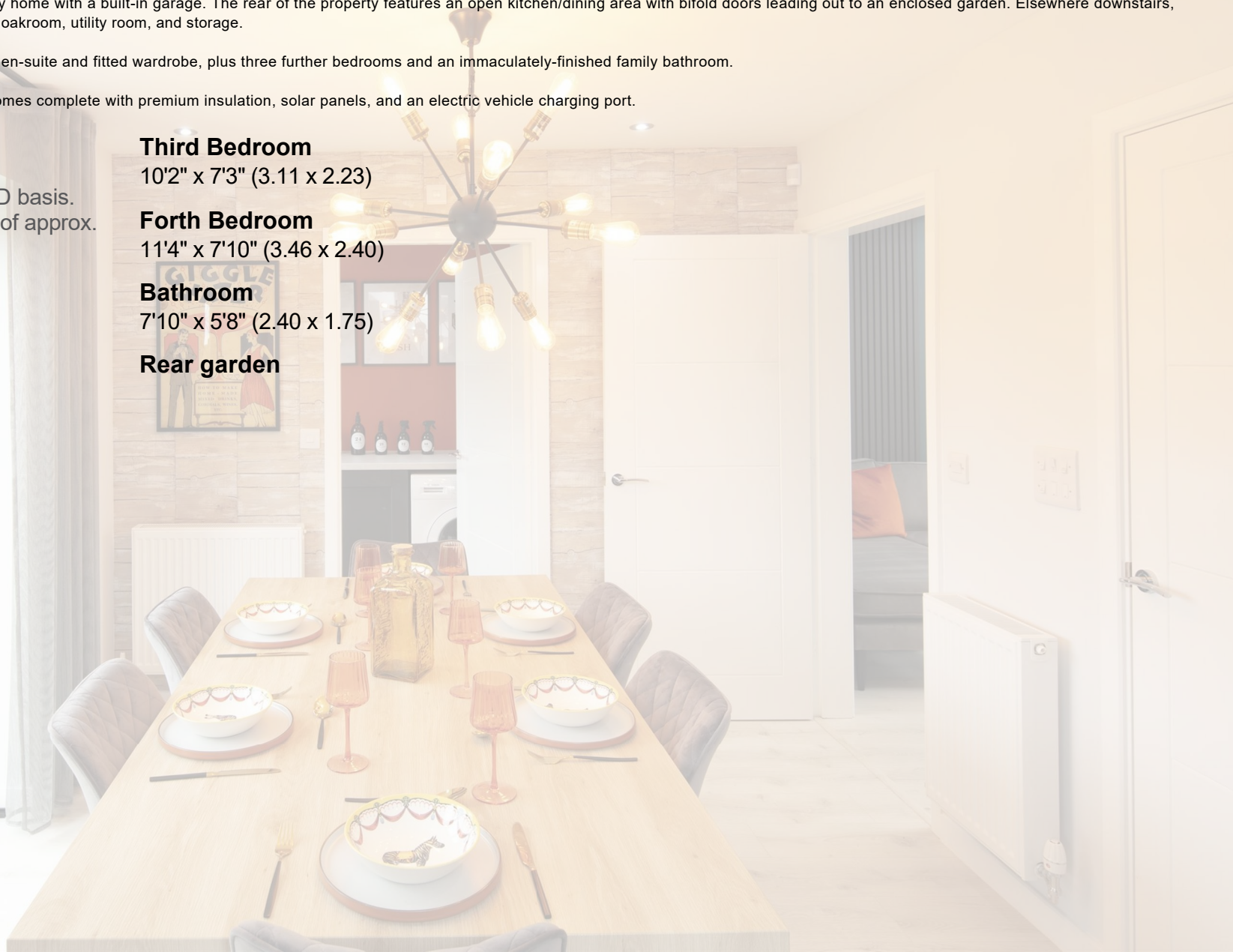
**Forth Bedroom**

11'4" x 7'10" (3.46 x 2.40)

**Bathroom**

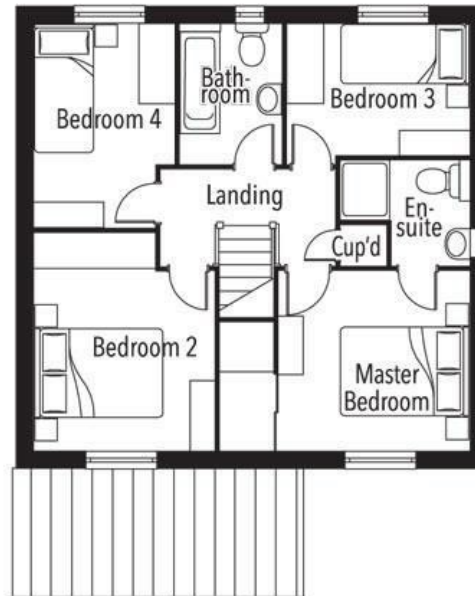
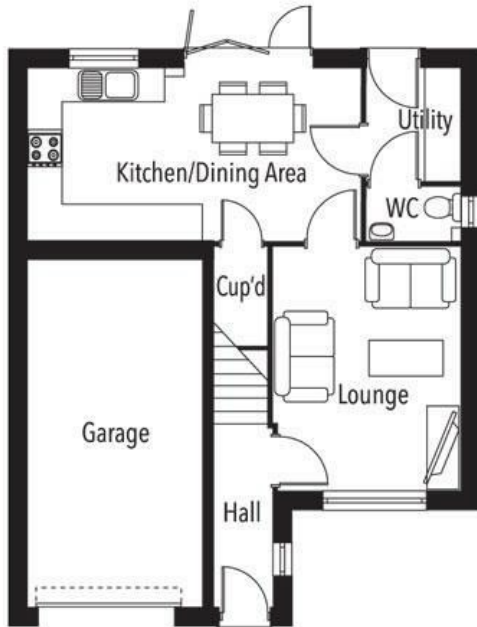
7'10" x 5'8" (2.40 x 1.75)

**Rear garden**





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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	