

Plot 8, Havelock Park, Blackwell, Darlington, DL3 8EJ  
£974,995

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





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

£974,995

Council Tax Band:

A generously proportioned Six 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.

A beautiful home featuring a large hall, spacious lounge with bay window, separate dining room, open-plan kitchen/family area with large kitchen island and larder leading through to the study, utility and boot room. The first floor features a large master bedroom with walk through dressing area and en-suite. Bedroom 2 and 3 also features en-suites, with two further bedrooms and family bathroom. Finally the top floor is home to the sixth bedroom with its own en-suite and storage cupboard.

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

Please note: Advertising images 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)





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



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