

Plot 16, Carmel Road South, Blackwell, Darlington
£824,995

estates⁴
'The Art of Property'



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Council Tax Band:

The Morris is an outstanding six-bedroom family home extending to 2,711 sq ft, offering generous living space across two floors and 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.

A welcoming entrance hall leads to a versatile games room or study and a spacious lounge, flowing through to the heart of the home: an impressive open plan family, dining and kitchen area, perfect for modern living and entertaining. The beautifully appointed Ellis shaker-style kitchen features Silestone worktops, a Quooker tap, wine fridge, smart larder and a full range of integrated Bosch appliances, including a fridge freezer, dishwasher, induction hob and cooker hood. Bi-folding doors open onto the garden, creating a bright and inviting living space for family life and entertaining alike.

A utility room fitted with an integrated Bosch washer and dryer, together with a practical boot room and downstairs cloakroom, provide excellent everyday convenience. The property also benefits from an integral double garage with electric garage doors and additional parking, while solar panels, an EV charging point and a highly efficient Panasonic air source heat pump ensure the home is future-ready and fully electric.

Upstairs, the luxurious principal bedroom features a walk-through dressing area and a beautifully finished 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 benefit from their own stylish en-suites, while bedrooms four, five and six are served by a well-appointed family bathroom featuring both a bath and separate shower. All bathrooms and en-suites are finished with premium Hansgrohe and Ideal Standard Atelier sanitaryware, elegant Porcelanosa wall and floor tiling, and Silestone shelving for a luxurious finish.

Ample storage can be found throughout the home, while thoughtful finishing touches including spotlights, chrome switches to the ground floor and landing, USB double sockets and double-glazed windows add style and practicality throughout.

Externally, The Morris 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.

Combining impressive proportions, thoughtful design and premium finishes throughout, The Morris is perfectly suited to growing families and ready to enjoy from the moment you move in.

Please note: Advertising images are for advertising purposes only and have been taken from show homes on the development. Please clarify the specification with the sales advisors on site. Dimensions are approximate and should not be used for furniture space, appliance space or carpet sizes.

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.

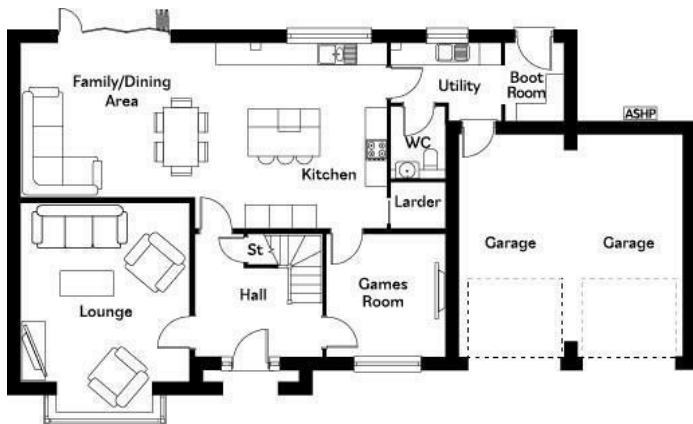
Step Three: Sale - Once you receive an acceptable offer, we manage the sale and coordinate the timing with your move to your new Homes by Esh property. Our advisors will keep you informed throughout the entire process from valuation to completion.

- Lounge**
18'4" x 14'8" (5.59 x 4.49)
- Kitchen/Family/Dining Area**
32'0" x 16'4" (9.77 x 4.98)
- Games Room**
10'9" x 10'5" (3.28 x 3.18)

- Utility/Boot Room**
15'1" x 6'11" (4.61 x 2.11)
- Ground floor W/C**
6'2" x 4'9" (1.90 x 1.45)
- First floor landing**
- Master Bedroom/Dressing Area**
19'11" x 14'7" (6.08 x 4.47)
- En-Suite**
9'6" x 8'11" (2.92 x 2.73)
- Bedroom Two**
12'9" x 10'3" (3.89 x 3.13)
- En-Suite**
9'6" x 5'4" (2.90 x 1.63)
- Bedroom Three**
12'9" x 10'7" (3.89 x 3.23)
- En-Suite**
7'8" x 5'4" (2.34 x 1.65)
- Bedroom Four**
10'9" x 10'9" (3.29 x 3.28)
- Bedroom Five**
19'5" x 9'10" (5.93 x 3.02)
- Bedroom Six**
10'9" x 9'8" (3.29 x 2.96)
- Family Bathroom**
11'0" x 7'0" (3.37 x 2.15)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC