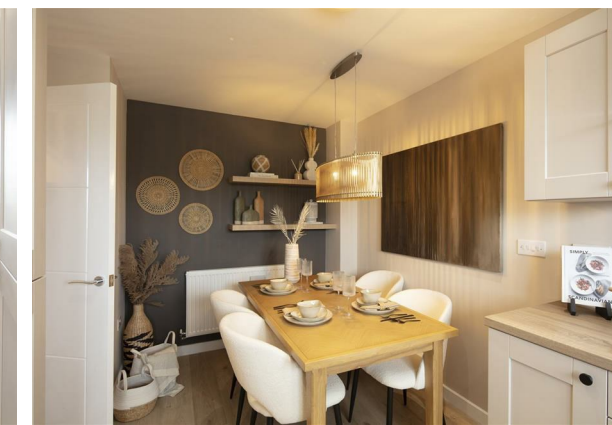


Plot 106, Hurworth Meadows, Neasham Road, Darlington, DL2 1DL.  
£219,995

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



Plot 106, Hurworth Meadows, Neasham Road, Darlington, DL2 1DL.

£219,995

Council Tax Band:

First time buyer deal: £5,000 paid towards deposit, £1,000 paid towards legal fee's, flooring included, Integrated appliances Fridge/Freezer and Dishwasher included.

The Foxglove is a beautiful Three bedroom home that's perfect for first-time buyers and small families. It comes complete with parking. Downstairs, there is a front aspect kitchen/dining area to enjoy, as well as a spacious lounge with French doors leading to the rear garden. There is also a downstairs cloakroom.

On the first floor, you can enjoy a generous principal bedroom with en-suite facilities. There are two good sized bedrooms and a family bathroom.

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

Disclaimer: The current front elevation photograph shows a Semi Detached property, the property is in fact a Detached.

EPC Band B

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**

**Kitchen/dining area**

14'7" x 9'0" (4.45 x 2.75)

**Ground floor w/c**

**Lounge**

15'7" x 10'4" (4.75 x 3.16)

**First floor landing**

**Principal bedroom**

11'10" x 9'8" (3.61 x 2.97)

**En-suite shower room**

5'6" x 4'10" (1.68 x 1.48)

**Second bedroom**

10'0" x 8'9" (3.05 x 2.68)

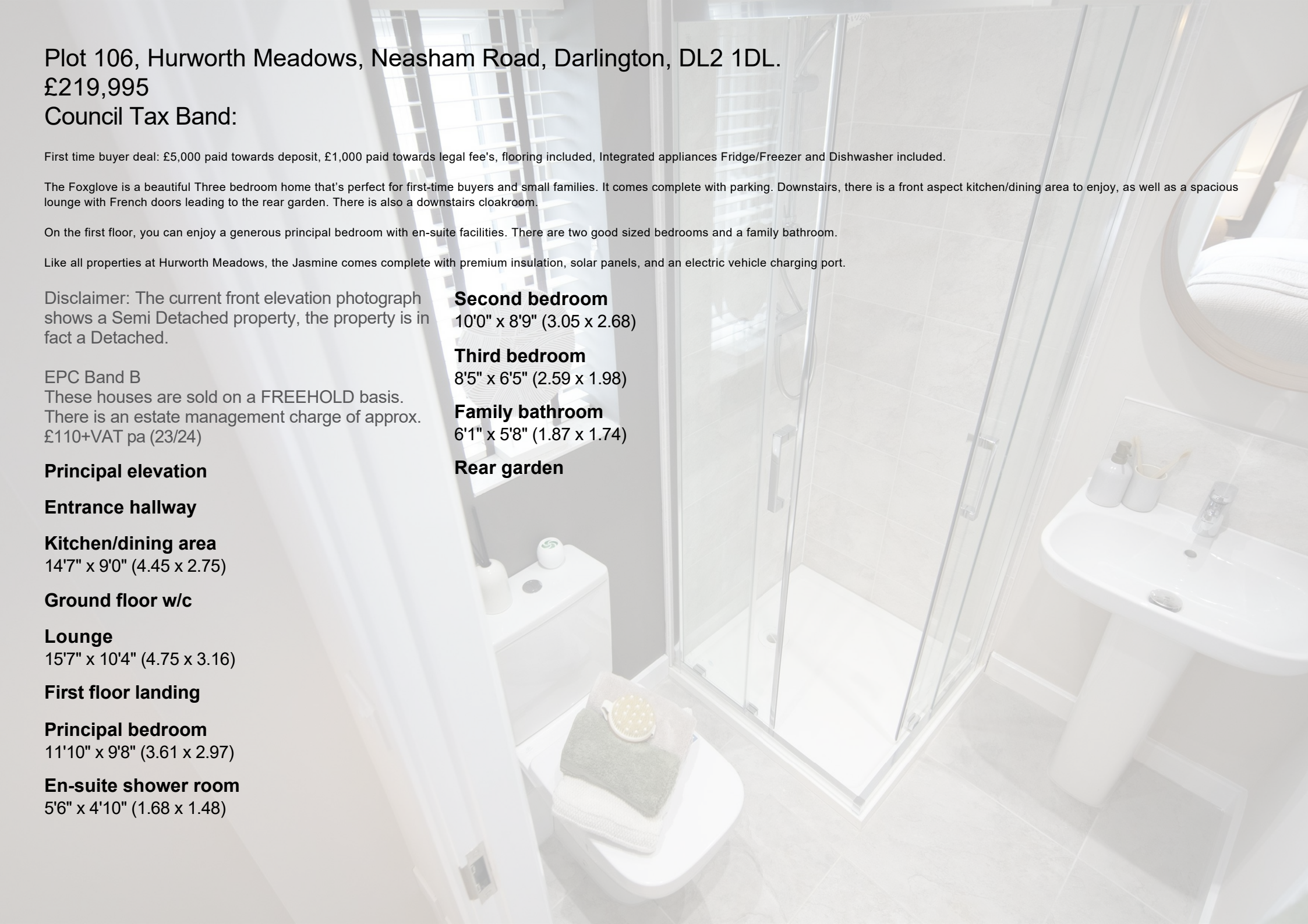
**Third bedroom**

8'5" x 6'5" (2.59 x 1.98)

**Family bathroom**

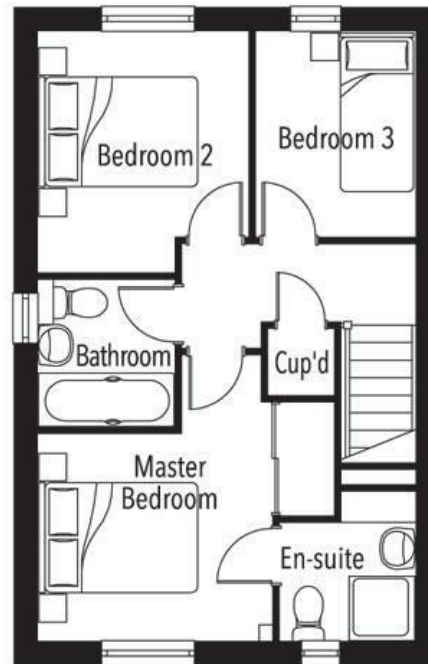
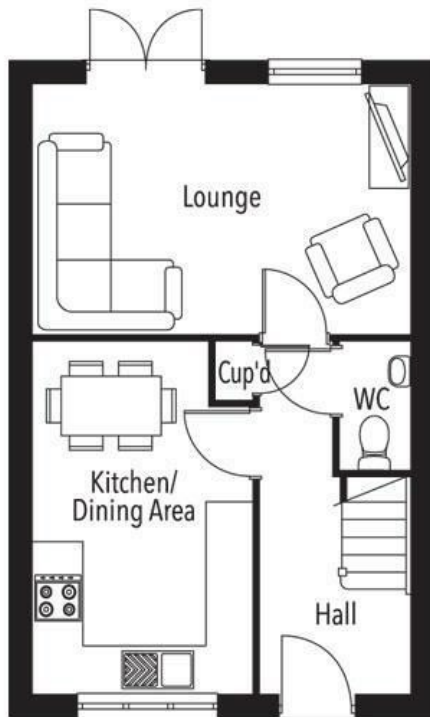
6'1" x 5'8" (1.87 x 1.74)

**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	