Plot 94, Elder Brook Park, Neasham Road, Darlington, DL2 1DL.
£209,995

estates
'The Art of Property'

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# £209,995
# Council Tax Band:

** PART EXCHANGE CONSIDERED, £250 PER MONTH FOR TWO YEARS MORTGAGE SUBSIDY AND STANDARD FLOORING **

The Larch is a unique and welcoming Three bedroom home, designed to be both practical and stylish. It is fitted with fixtures from Beko, Hansgrohe, HIVE and Porcelanosa among others.

From the entrance hall, the property offers a generously-sized dual aspect lounge with attractive French doors to the rear garden. Also downstairs, the Larch features a spacious open-plan kitchen/dining area, as well as a cloakroom and a hand storage cupboard.

Upstairs, there is a beautiful master suite which includes an en-suite and a fitted wardrobe. There are also two further bedrooms, a family bathroom and additional cupboard space.

**Principal elevation**

**Entrance hallway**

**Lounge**
18'0" x 9'8" (5.50 x 2.95)

**Kitchen/dining area**
18'0" x 7'3" (5.50 x 2.23)

**Ground floor w/c**

**First floor landing**

**Principal bedroom**
11'2" x 8'9" (3.42 x 2.67)

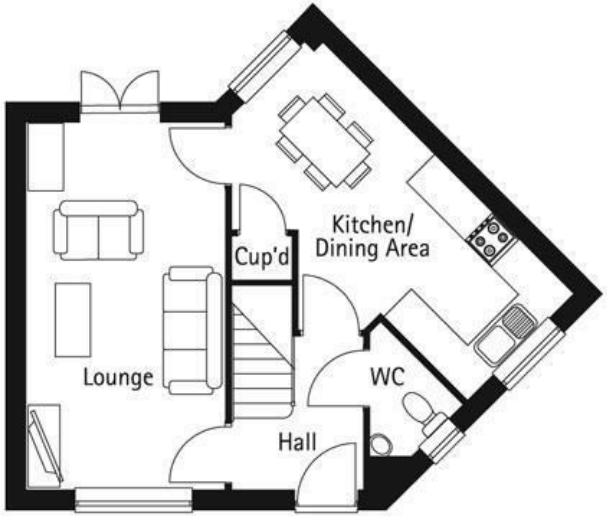
**En-suite**
10'4" x 5'3" (3.17 x 1.61)

**Second bedroom**
9'10" x 8'7" (3.00 x 2.63)

**Third bedroom**
9'1" x 6'4" (2.78 x 1.94)

**Bathroom/wc**
7'10" x 6'6" (2.40 x 1.99)

**Rear garden**



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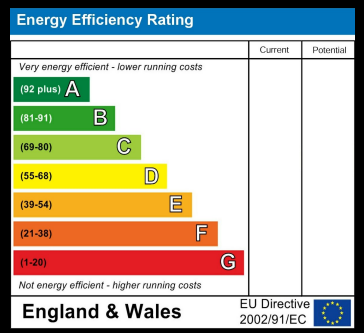
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