Plot 4, Havelock Park, Blackwell, Darlington, DL3 8EJ
£749,995

estates
'The Art of Property'















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Council Tax Band:

The Austen a generously proportioned Five 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 welcoming entrance hallway leads to a versatile study or games room, a spacious lounge and an impressive open plan kitchen, dining and family area that forms the heart of the home. Featuring a beautifully crafted Ellis shaker-style kitchen, this space includes Silestone worktops, a Quooker tap, wine fridge and a full range of integrated Bosch appliances, including a fridge freezer, dishwasher, induction hob and cooker hood. Expansive bi-folding doors open onto the garden, creating a bright and sociable living space ideal for both everyday family life and entertaining.

Practicality is equally well considered, with a generous pantry, downstairs cloakroom, boot room and a separate utility room fitted with an integrated Bosch washer and dryer. The home also benefits from a double garage with electric garage doors, an EV charging point, solar panels and a highly efficient Panasonic air source heat pump, creating a modern and sustainable fully electric home.

Upstairs, a spacious landing leads to five well-proportioned bedrooms. The luxurious principal suite features a walk-in dressing area and a beautifully appointed en-suite complete with a freestanding push-button bath and walk-in shower. Bedroom two also enjoys its own private en-suite, while three further bedrooms are served by a stylish family bathroom. All bathrooms and en-suites are finished with elegant Porcelanosa tiling, premium Hansgrohe and Ideal Standard Atelier sanitaryware, heated towel rails and vanity units to en-suites, creating a luxurious yet practical finish throughout.

A large storage cupboard enhances the excellent practicality of the first floor, while thoughtful finishing touches including spotlights, chrome switches to the ground floor and landing, USB double sockets and double-glazed windows add to the home's quality appeal.

Externally, The Austen 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. This house type also benefits from a separate double garage plus further parking. With its exceptional layout, generous living spaces and luxury specification, The Austen is perfectly suited to modern family living from the moment you move in.

Please note: Advertising imagines are for advertising purposes only and have been taken from the two Havelock Park Show Homes: The Brunel and The Nightingale.

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.

Principal elevation

Reception hallway

Lounge
17'8" x 16'10" (5.41 x 5.14)

Kitchen/family/dining area
34'11" x 14'0" (10.66 x 4.29)

Study/games room
16'2" x 14'3" (4.95 x 4.35)

Pantry

Utility room
7'3" x 7'1" (2.21 x 2.17)

Boot room
7'4" x 6'4" (2.25 x 1.94)

Wet room/WC
7'4" x 5'4" (2.25 x 1.65)

First floor landing

Principal bedroom/dressing area
19'7" x 16'10" (5.99 x 5.14)

En-suite
9'2" x 8'5" (2.80 x 2.58)

Second bedroom
14'7" x 9'9" (4.47 x 2.98)

En-suite
9'9" x 5'4" (2.99 x 1.65)

Third bedroom
10'8" x 8'10" (3.27 x 2.71)

Fourth bedroom
11'11" x 9'1" (3.64 x 2.77)

Fifth bedroom
14'3" x 9'9" (4.35 x 2.98)

Family bathroom
10'3" x 7'2" (3.14 x 2.20)

Rear garden

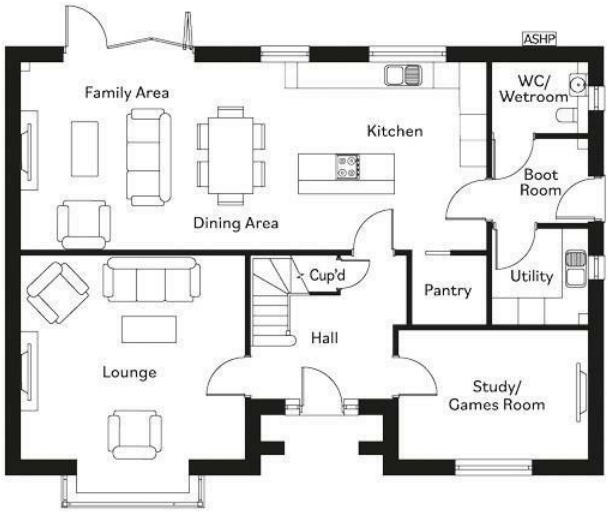
Double garage


DOGS
TIM FLACH DOGS











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