

Plot 63, Hurworth Meadows, Neasham Road, Darlington, DL2 1DL
£274,995

estates⁴
'The Art of Property'



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£274,995

Council Tax Band:

!! Part Exchange Available !!

The Poppy is a luxurious Four bedroom detached family home with a built-in garage. The rear of the property features an open kitchen/dining area with bifold doors leading out to an enclosed garden. Elsewhere downstairs, there is a front aspect lounge, as well as a downstairs cloakroom, utility room, and storage.

Upstairs, there is a spacious principal bedroom with an en-suite and fitted wardrobe, plus three further bedrooms and an immaculately-finished family bathroom.

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

EPC Band B^o

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

Lounge

13'7" x 10'6" (4.15 x 3.21)

Kitchen/dining area

18'10" x 9'8" (5.75 x 2.95)

Utility

6'3" x 5'2" (1.91 x 1.60)

Ground floor w/c

First floor landing

Principal bedroom

10'8" x 9'11" (3.26 x 3.04)

En-Suite

7'2" x 5'11" (2.19 x 1.81)

Second Bedroom

12'1" x 10'1" (3.70 x 3.09)

Third Bedroom

10'2" x 7'3" (3.11 x 2.23)

Forth Bedroom

11'4" x 7'10" (3.46 x 2.40)

Bathroom

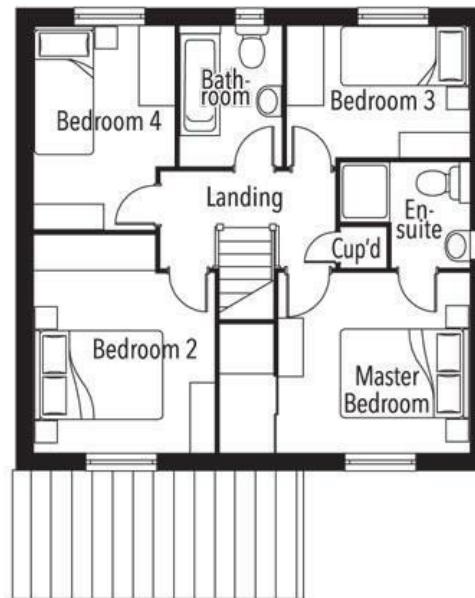
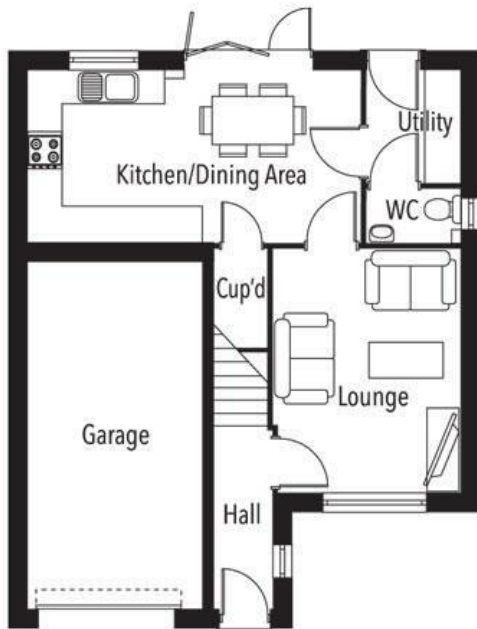
7'10" x 5'8" (2.40 x 1.75)

Rear garden





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