

Plot 102, Hurworth Meadows, Neasham Road, Darlington, DL2 1DL
£264,995

estates⁴
'The Art of Property'



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Council Tax Band:

!! Part Exchange Available !! - Carpets and flooring included, Integrated Appliances including Fridge/Freezer and Dishwasher, Stamp Duty Paid at £2,999.

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)

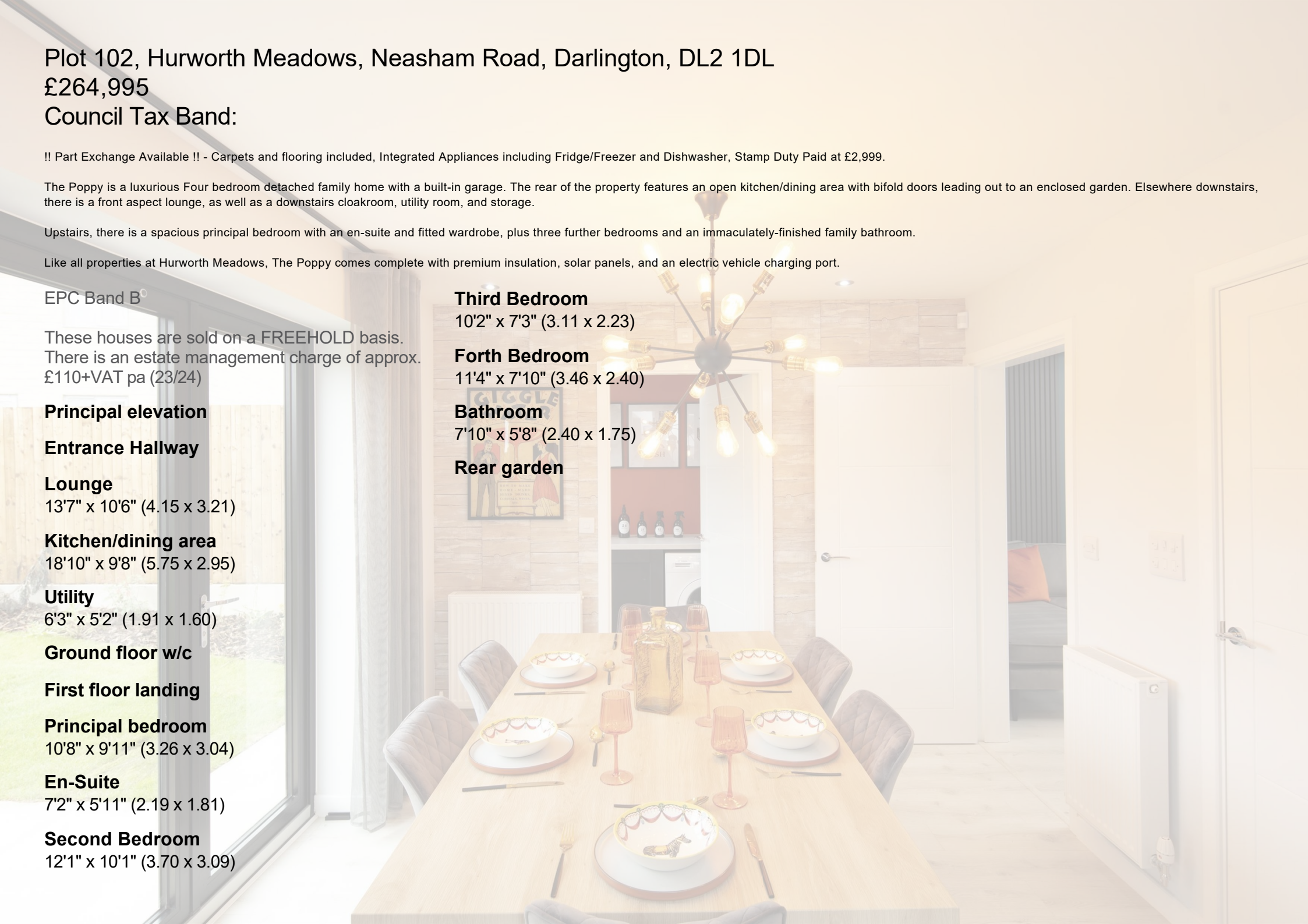
Forth Bedroom

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

Bathroom

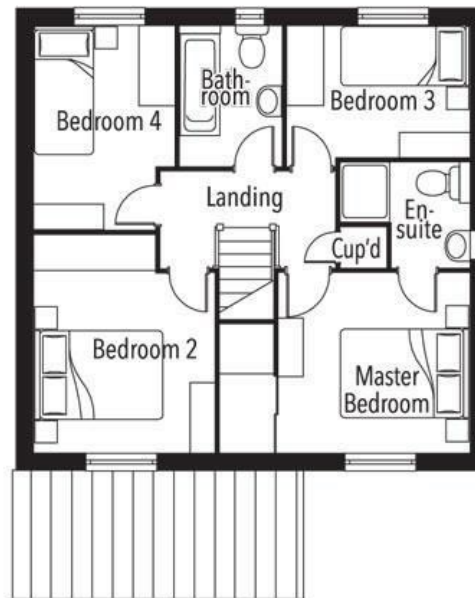
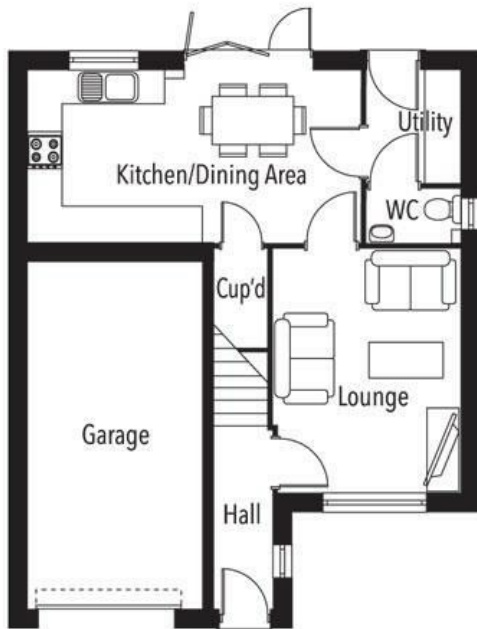
7'10" x 5'8" (2.40 x 1.75)

Rear garden





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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	