

Plot 102, Elder Brook Park, Neasham Road, Darlington, DL2 1DL.  
£219,995

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



Plot 102, Elder Brook Park, Neasham Road, Darlington, DL2 1DL.

£219,995

Council Tax Band:

\*\* PART EXCHANGE AVAILABLE \*\* \*\* 5% PAID TOWARDS DEPOSIT FOR FIRST TIMER BUYERS AND THOSE IN RENTED \*\*

Integrated appliances: Fridge/freezer, dishwasher, washing machine, oven, hob, extractor hood, flooring throughout and turf to rear garden.

The Norwich is a perfectly-proportioned 3-bedroom home designed for couples, young families and right-sizers alike. Designed to the very highest standard, the property features fixtures from brands such as Porcelanosa, Ideal Standard, Bosch and Hansgrohe. It also comes complete with HIVE heating.

Downstairs, the Norwich boasts a front aspect kitchen/dining area and a generous lounge at the rear of the property. Bifold doors lead out from the lounge to the rear garden. On the first floor, you'll find a stunning master bedroom with fitted wardrobe and an en-suite bathroom. There are also two further bedrooms, a family bathroom and a downstairs cloakroom.

EPC RATING: 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**

**Lounge**

18'0" x 9'6" (5.49 x 2.92)

**Kitchen/dining area**

18'0" x 7'3" (5.49 x 2.21)

**Ground floor w/c**

**First floor landing**

**Principal bedroom**

11'1" x 8'7" (3.40 x 2.64)

**En-suite**

10'4" x 5'2" (3.15 x 1.60)

**Second bedroom**

9'7" x 8'5" (2.94 x 2.59)

**Third bedroom**

9'1" x 6'3" (2.77 x 1.93)

**Family bathroom**

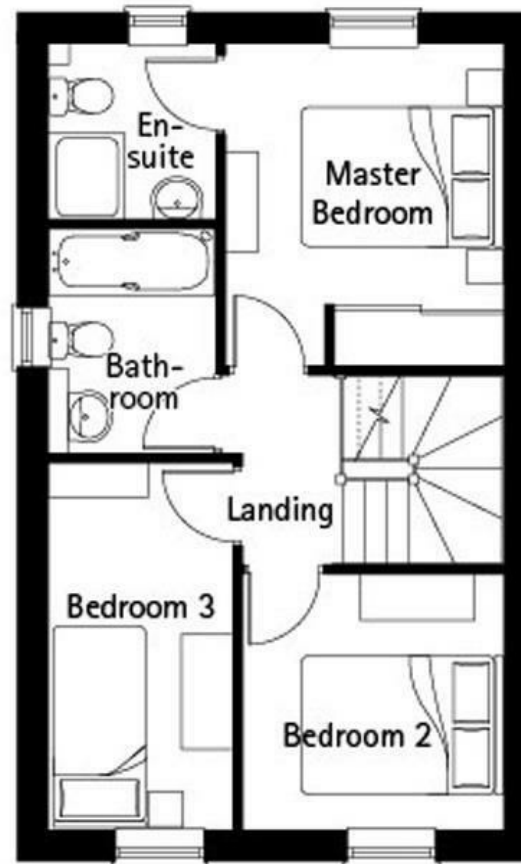
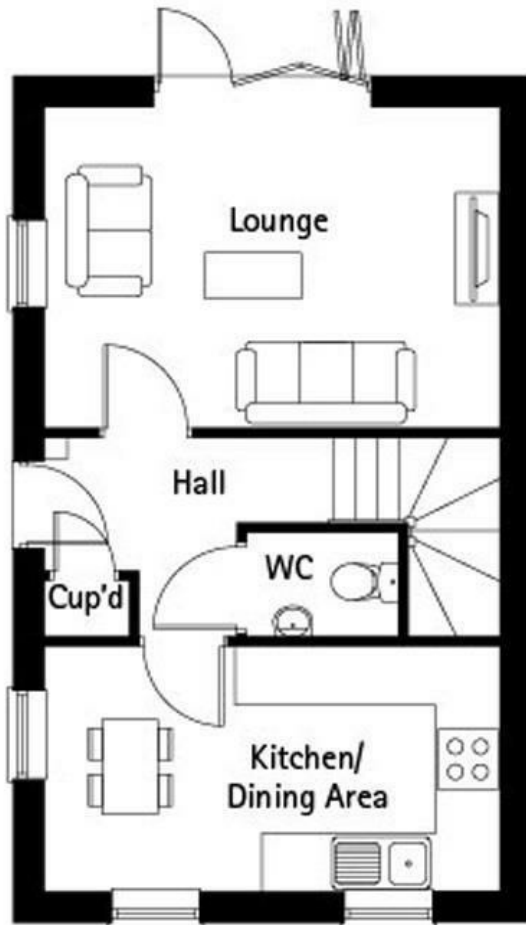
7'8" x 6'5" (2.36 x 1.96)

**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	