

Plot 43, Havelock Park, Blackwell, Darlington, DL3 8EJ  
£659,995

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





Plot 43, Havelock Park, Blackwell, Darlington, DL3 8EJ

£659,995

Council Tax Band:

A generously proportioned Five bedroom home set over three floors 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.

#### House type features

Comfortable lounge, with a substantial open-plan kitchen/dining/family area with island and bi-fold doors to the rear garden, study/games room, utility and downstairs cloakroom. Bedrooms two and three feature en-suites, along with two further bedrooms and family bathroom on the first floor. Finally, the spacious master bedroom with large en-suite is situated on the second floor. All Homes come with Air Source heat Pumps, Solar Panels / Car Charging Points and Improved Insulation.

These photos show a previous Homes by Esh show home and give an illustration of the homes at Havelock Park. Specification may vary. Please ask for details

These houses are sold on a FREEHOLD basis. There is an estate management charge of approx. £250+VATpa (23/24)

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 Vurv estates market your property for you.

Step Two: Marketing - Homes by Esh will cover all the associated fees at no cost to you. Vurv estates 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

15'0" x 12'8" (4.58 x 3.87)

#### Kitchen/dining/family area

24'0" x 17'2" (7.33 x 5.25)

#### Study/games room

9'5" x 8'8" (2.88 x 2.66)

#### Utility/boot room

14'9" x 5'10" (4.52 x 1.78)

#### Ground floor w.c

5'10" x 5'2" (1.80 x 1.58)

#### First floor landing

#### Second bedroom

15'7" x 11'7" (4.77 x 3.54)

#### En-suite

10'2" x 5'4" (3.10 x 1.65)

#### Third bedroom

13'8" x 9'4" (4.17 x 2.87)

#### En-suite

10'1" x 5'4" (3.09 x 1.65)

#### Fourth bedroom

14'2" x 9'2" (4.33 x 2.80)

#### Fifth bedroom

12'2" x 9'6" (3.71 x 2.91)

#### Family Bathroom

9'6" x 6'5" (2.91 x 1.96)

#### Second floor landing

#### Principal bedroom

20'4" x 17'6" (6.20 x 5.34)

#### En-suite

11'10" x 7'2" (3.63 x 2.20)

#### Rear garden

#### Double garage

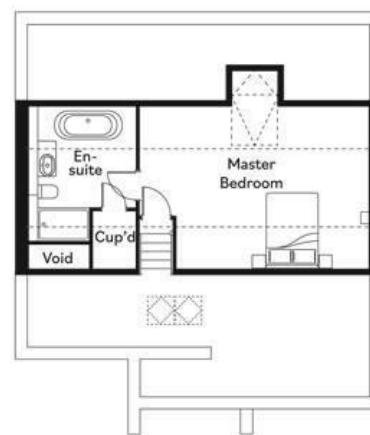




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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient -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