

Plot 24, Havelock Park, Blackwell, Darlington, DL3 8EJ  
£589,995

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



Plot 24, Havelock Park, Blackwell, Darlington, DL3 8EJ

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Council Tax Band:

A stylish Four bedroom detached home with bi-fold doors to the garden and 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

With a spacious lounge to the front, the rear of the ground floor is dominated by a large open-plan kitchen/dining/family area with bi-fold doors leading to the rear garden. A separate room makes an ideal home office or games room, with a good-sized utility and WC rounding out the downstairs. The first floor features a stylish family bathroom and four bedrooms, the master and bedroom two both with generous en-suites. All Homes come with Air Source heat Pumps, Solar Panels / Car Charging Points and Improved Insulation.

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

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

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

#### Entrance 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

9'6" x 8'8" (2.91 x 2.66)

#### Utility room/boot room

14'10" x 5'10" (4.53 x 1.78)

#### Ground floor wc

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

#### First floor landing

#### Principal bedroom

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

#### En-suite

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

#### Second bedroom

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

#### En-suite

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

#### Third bedroom

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

#### Fourth bedroom

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

#### Family bathroom

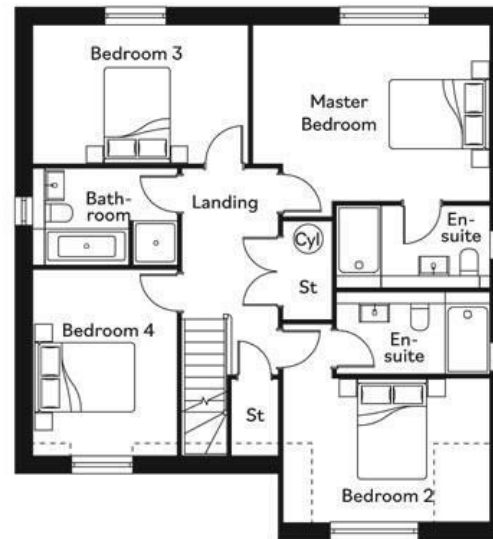
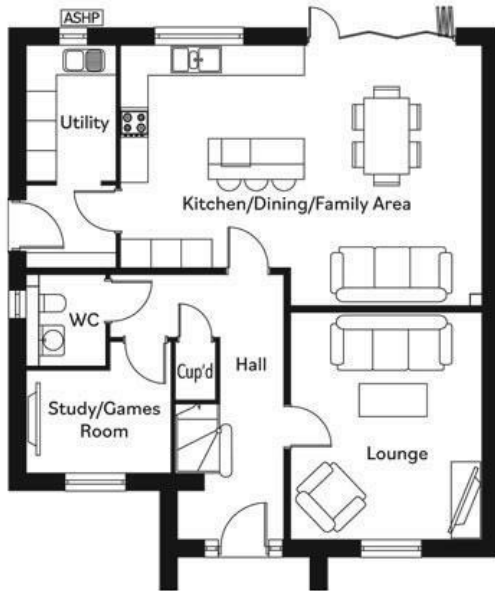
9'6" x 6'4" (2.91 x 1.95)

#### Rear garden

#### Double garage



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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	