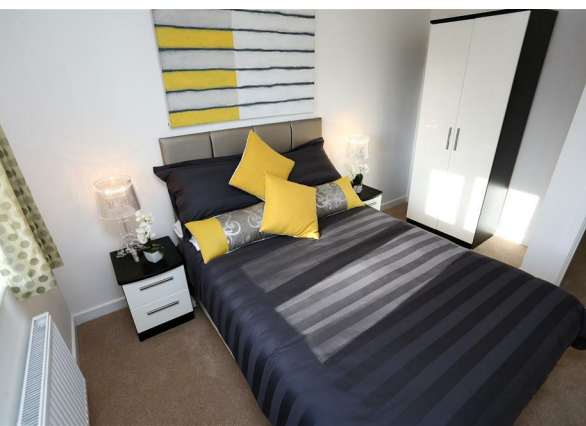


Plot 85, Elder Brook Park, Neasham Road, Darlington, DL2 1DL
£264,995

estates⁴
'The Art of Property'



Plot 85, Elder Brook Park, Neasham Road, Darlington, DL2 1DL
£264,995
Council Tax Band:

**** Part Exchange Available ****

Including: carpets and vinyl to wet areas, integrated fridge/freezer and dishwasher and turf to rear.

The Arundel 2 is a Four bedroom home perfect for any growing family or couple. The ground floor features a spacious lounge with an open plan kitchen/family area and separate utility room. In the family area there are bi folding doors leading to the rear garden, perfect for entertaining friends and family.

Upstairs there is a generous master bedroom with fitted wardrobes and en-suite. There is three further bedrooms and a family bathroom. Externally there is an integral garage accessible from the front of the property.

A high specification as standard is expected in all our homes, with brands such as Beko, Porcelanosa and HIVE included. We also include spotlights, appliances, and blocked paved drives in all our homes.

These houses are sold on a FREEHOLD basis.
There is an estate management charge of approx.
£110+VAT pa

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 room

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)

Fourth Bedroom

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

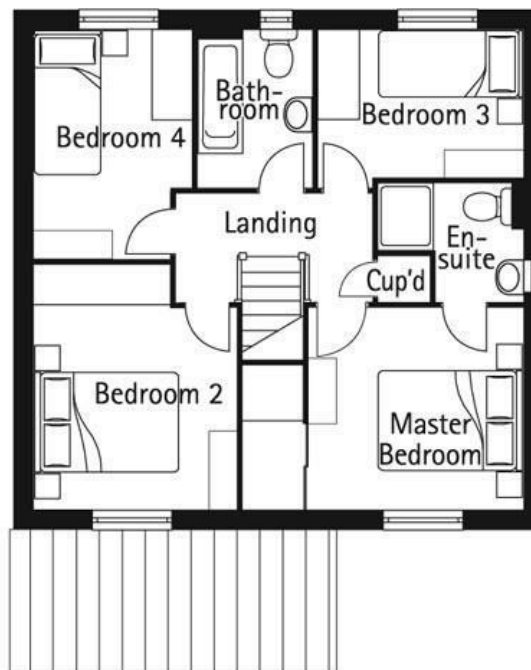
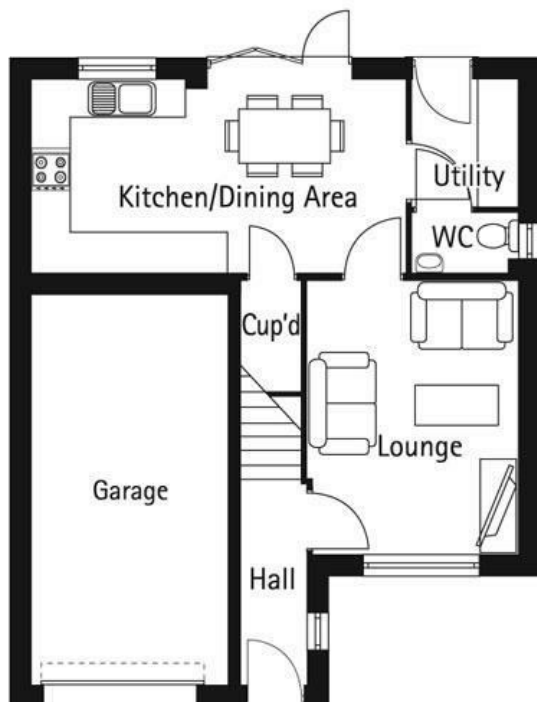
Bathroom/w.c

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

Garage

Rear garden





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<https://estates-theartofproperty.co.uk/>

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