

Plot 16, Carmel Road South, Blackwell, Darlington
£824,995

estates⁴
'The Art of Property'



Plot 16, Carmel Road South, Blackwell, Darlington

£824,995

Council Tax Band:

A luxury Six bedroom home with integral 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.

A stunning home featuring a large welcoming hall, well proportioned lounge with bay window to the left and games room to the right. The open plan kitchen/family/dining area with large kitchen island and larder leads through to the utility and boot room. Bi-fold doors from the family/ dining area open on to the rear garden. The first floor features a large master bedroom with elegant dressing area and en-suite. Bedrooms two and three also feature en-suites with three further bedrooms and family bathroom completing this stylish home.

Please note: Advertising images are for advertising purposes only and have been taken from show homes on the development. Please clarify the specification with the sales advisors on site. Dimensions are approximate and should not be used for furniture space, appliance space or carpet sizes.

These houses are sold on a FREEHOLD basis. There is an estate management charge of approx. £250+VAT pa (25/26)

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 Estates 'The Art of Property' market your property for you.

Step Two: Marketing - Homes by Esh will cover all the associated fees at no cost to you. Estates 'The Art of Property' 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.

Lounge

18'4" x 14'8" (5.59 x 4.49)

Kitchen/Family/Dining Area

32'0" x 16'4" (9.77 x 4.98)

Games Room

10'9" x 10'5" (3.28 x 3.18)

Utility/Boot Room

15'1" x 6'11" (4.61 x 2.11)

Ground floor W/C

6'2" x 4'9" (1.90 x 1.45)

First floor landing

Master Bedroom/Dressing Area

19'11" x 14'7" (6.08 x 4.47)

En-Suite

9'6" x 8'11" (2.92 x 2.73)

Bedroom Two

12'9" x 10'3" (3.89 x 3.13)

En-Suite

9'6" x 5'4" (2.90 x 1.63)

Bedroom Three

12'9" x 10'7" (3.89 x 3.23)

En-Suite

7'8" x 5'4" (2.34 x 1.65)

Bedroom Four

10'9" x 10'9" (3.29 x 3.28)

Bedroom Five

19'5" x 9'10" (5.93 x 3.02)

Bedroom Six

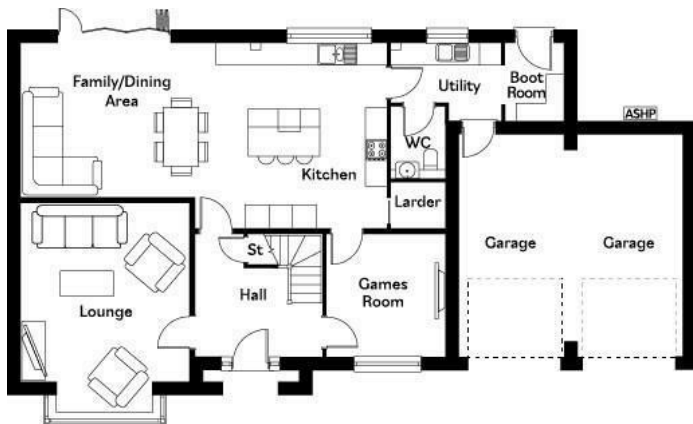
10'9" x 9'8" (3.29 x 2.96)

Family Bathroom

11'0" x 7'0" (3.37 x 2.15)



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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