

Gill Beck Lane, Hurworth Moor, Darlington, DL2 1RB  
£339,995

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



Gill Beck Lane, Hurworth Moor, Darlington, DL2 1RB

£339,995

Council Tax Band:

THE SHOWHOME AT ELDER BROOK PARK HAS FINALLY COME UP FOR SALE - COMES FULLY FURNISHED - INCLUDING DOUBLE GARAGE - VIEWING APPOINTMENT HIGHLY RECOMMENDED AS WE ANTICIPATE DEMAND TO BE HIGH.

\*\* PART EXCHANGE AVAILABLE \*\*

The Southwark is a stunning detached Four bedroom family home with the perfect blend of communal and private spaces to enjoy. The open plan kitchen/dining/family area offers the ideal space for socialising with family and friends, while bifold doors lead out onto a private rear garden, creating even more space. There is also a separate lounge, and a ground floor study that's perfect for remote workers.

Upstairs, the property features a principal bedroom with fitted wardrobes and an en-suite, as well as three further bedrooms and a family bathroom. The Shrewsbury comes complete with HIVE heating and fittings from brands like Hansgrohe and Porcelanosa.

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**

**Hallway**

**Lounge**

13'7" x 10'11" (4.15 x 3.35)

**Study**

7'6" x 7'2" (2.29 x 2.19)

**Ground floor W/C**

**Open plan kitchen/dining/family area**

23'3" x 16'5" (7.11 x 5.02)

**Utility**

7'2" x 5'4" (2.20 x 1.65)

**First floor landing**

**Principal bedroom**

14'0" x 9'6" (4.29 x 2.91)

**En-suite**

9'6" x 5'2" (2.91 x 1.60)

**Second Bedroom**

11'5" x 10'6" (3.50 x 3.22)

**Third Bedroom**

11'0" x 10'6" (3.36 x 3.22)

**Forth Bedroom**

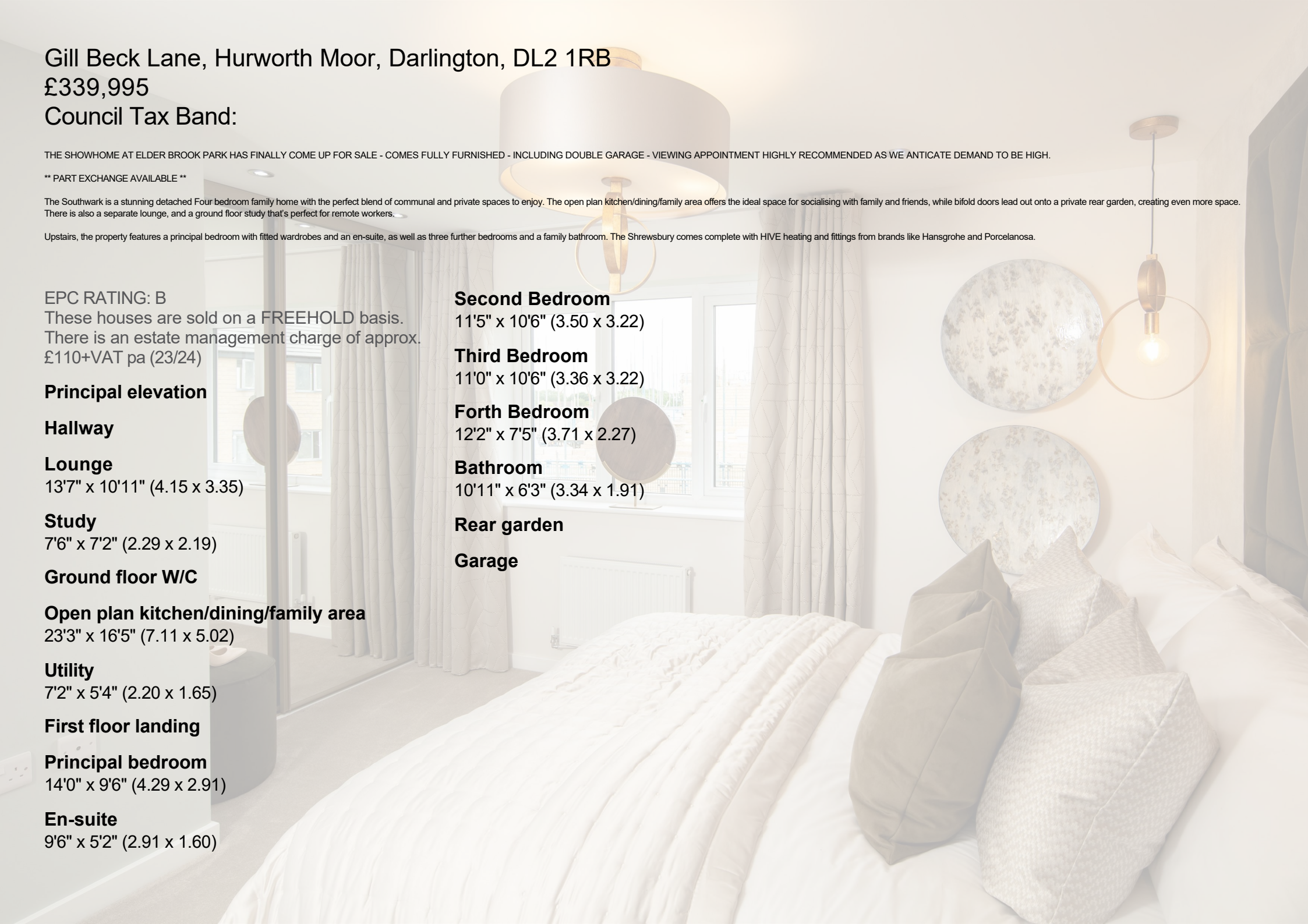
12'2" x 7'5" (3.71 x 2.27)

**Bathroom**

10'11" x 6'3" (3.34 x 1.91)

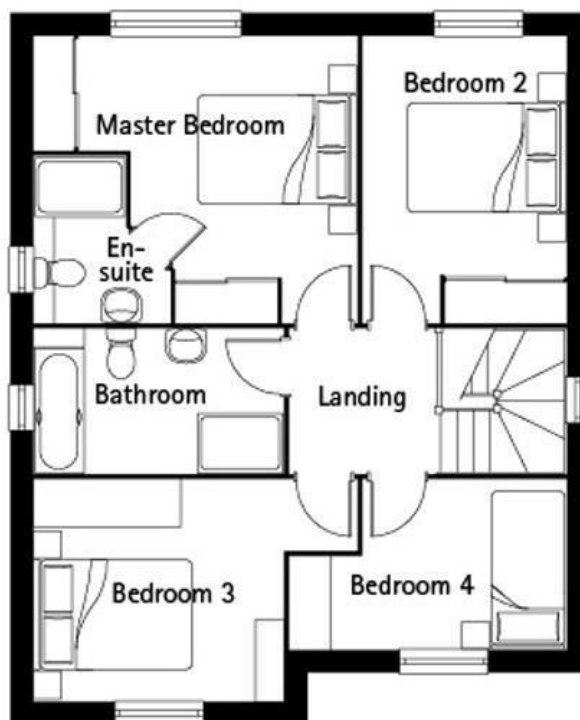
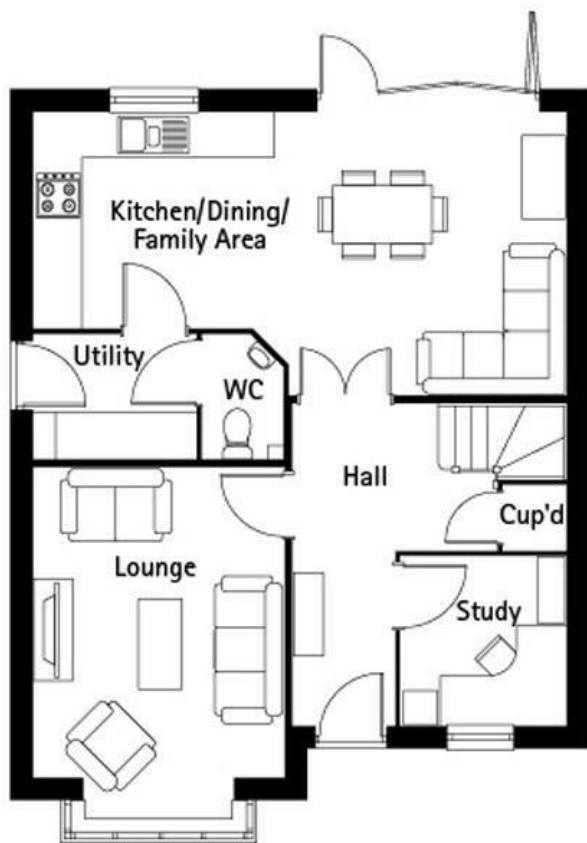
**Rear garden**

**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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	