

Plot 205, West Park Garden Village, Edward Pease Way, Darlington,  
DL2 2TS.  
£259,995



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Council Tax Band:

\*\* Mortgage subsidy £250 per month for 2 years \*\*

The Arundel 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.

EPC BAND B

These houses are sold on a FREEHOLD basis.

There is an estate management charge of approx.

£130+VAT pa

**Principal elevation**

**Entrance hallway**

**Lounge**

13'7" x 10'6" (4.15 x 3.21)

**Kitchen/dining area**

18'9" x 9'8" (5.72 x 2.95)

**Utility room**

6'5" x 5'2" (1.96 x 1.60)

**Ground floor w.c**

**First floor landing**

**Principal bedroom**

13'11" x 9'11" (4.26 x 3.04)

**En-suite**

6'8" x 9'11" (2.04 x 3.04)

**Second bedroom**

12'1" x 10'1" (3.70 x 3.09)

**Third bedroom**

10'2" x 7'10" (3.11 x 2.39)

**Fourth bedroom**

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

**Bathroom**

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

**Garage**

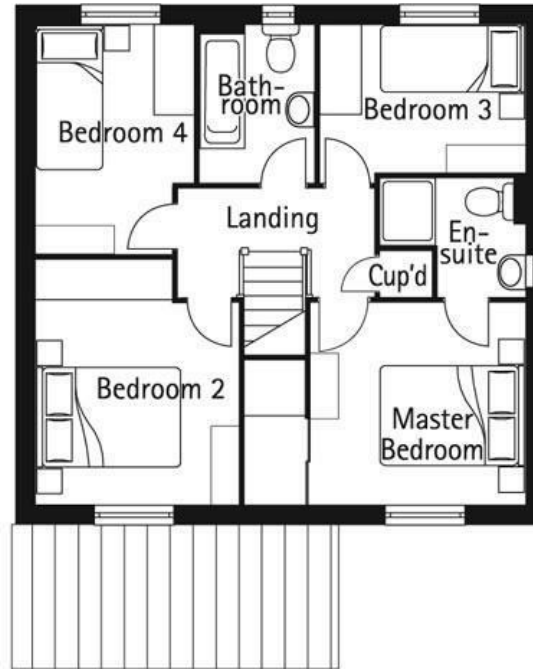
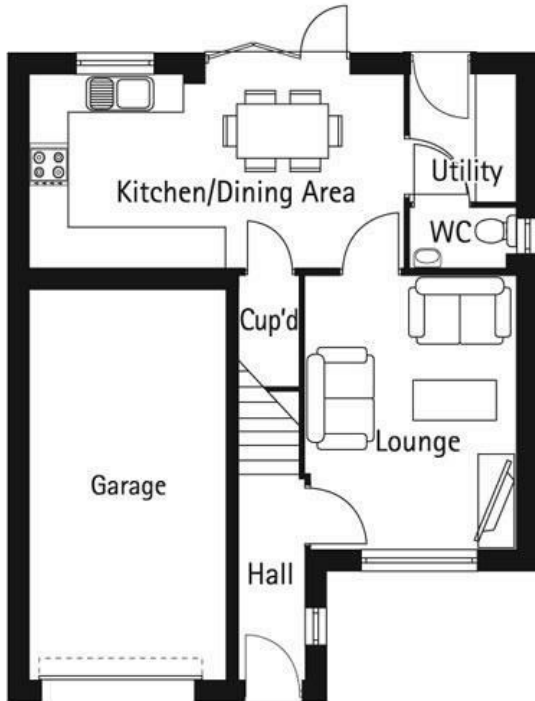
**Rear garden**





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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