

Plot 181, West Park Garden Village, Edward Pease Way, Darlington,
DL2 2TS.
£199,995



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Council Tax Band:

**** PART EXCHANGE CONSIDERED, £250 PER MONTH FOR TWO YEARS MORTGAGE SUBSIDY AND STANDARD FLOORING ****

The Larch is a unique and welcoming Three bedroom home, designed to be both practical and stylish. It is fitted with fixtures from Beko, Hansgrohe, HIVE and Porcelanosa among others.

From the entrance hall, the property offers a generously-sized dual aspect lounge with attractive French doors to the rear garden. Also downstairs, the Larch features a spacious open-plan kitchen/dining area, as well as a cloakroom and a hand storage cupboard.

Upstairs, there is a beautiful master suite which includes an en-suite and a fitted wardrobe. There are also two further bedrooms, a family bathroom and additional cupboard space.

Principal elevation

Entrance hallway

Lounge

18'0" x 9'8" (5.50 x 2.95)

Kitchen/dining area

18'0" x 7'3" (5.50 x 2.23)

Ground floor w/c

First floor landing

Principal bedroom

11'2" x 8'9" (3.42 x 2.67)

En-suite

10'4" x 5'3" (3.17 x 1.61)

Second bedroom

9'10" x 8'7" (3.00 x 2.63)

Third bedroom

9'1" x 6'4" (2.78 x 1.94)

Bathroom/wc

7'10" x 6'6" (2.40 x 1.99)

Rear garden







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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