

Plot 197, West Park Garden Village, Edward Pease Way, Darlington,  
DL2 2TS.  
£284,995





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Council Tax Band:

\*\* Part exchange available \*\*

\*\* £250 a month towards mortgage payments for two years \*\*

The Richmond is an eye-catching Four bedroom home with a layout designed to complement the flow of family life. On the ground floor, you'll enjoy a spacious dual aspect lounge as well as an open plan kitchen and family area to the rear of the house, perfect for socialising. Bifold doors open our from here onto a generous rear garden.

The property comes complete with high quality fixtures from esteemed brands such as Ideal Standard, Beko and Hansgrohe. There is also a separate dining room to enjoy, offering the perfect space for relaxation and entertaining.

Upstairs, the luxurious master bedroom features a fitted wardrobe and a luxurious en-suite three further bedrooms, a family bathroom and a downstairs cloakroom to complete this house type.

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**

**Ground floor w.c**

**Lounge**

16'7" x 10'0"

**Dining room**

10'10" x 9'10"

**Kitchen/family area**

**Utility**

5'7" x 4'11"

**First floor landing**

**Principal bedroom**

15'2" x 9'3"

**En-suite**

7'7" x 3'11"

**Second bedroom**

15'5" x 8'8"

**Third bedroom**

11'11" x 8'10"

**Fourth bedroom**

7'5" x 7'1"

**Bathroom/w.c**

7'7" x 5'8"

**Garage**







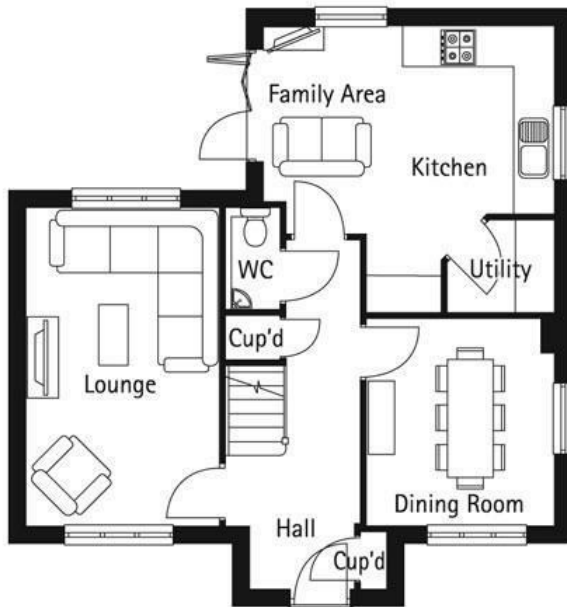








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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient -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