

West Park Garden Village, Edward Pease Way, Darlington, DL2 2TS.  
£299,995





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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 4 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 out 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

## Lounge

16'7" x 10'0" (5.08 x 3.07)

## Kitchen/family area

15'3" x 15'1" (4.65 x 4.60)

## Dining room

10'10" x 9'10" (3.31 x 3.00)

## Utility room

5'7" x 4'11" (1.71 x 1.52)

## Ground floor w.c

## First floor landing

## Principal bedroom

15'2" x 9'3" (4.63 x 2.83)

## En-suite

7'7" x 3'11" (2.33 x 1.20)

## Bedroom two

15'5" x 8'8" (4.72 x 2.65)

## Bedroom three

11'11" x 8'10" (3.65 x 2.70)

## Bedroom four

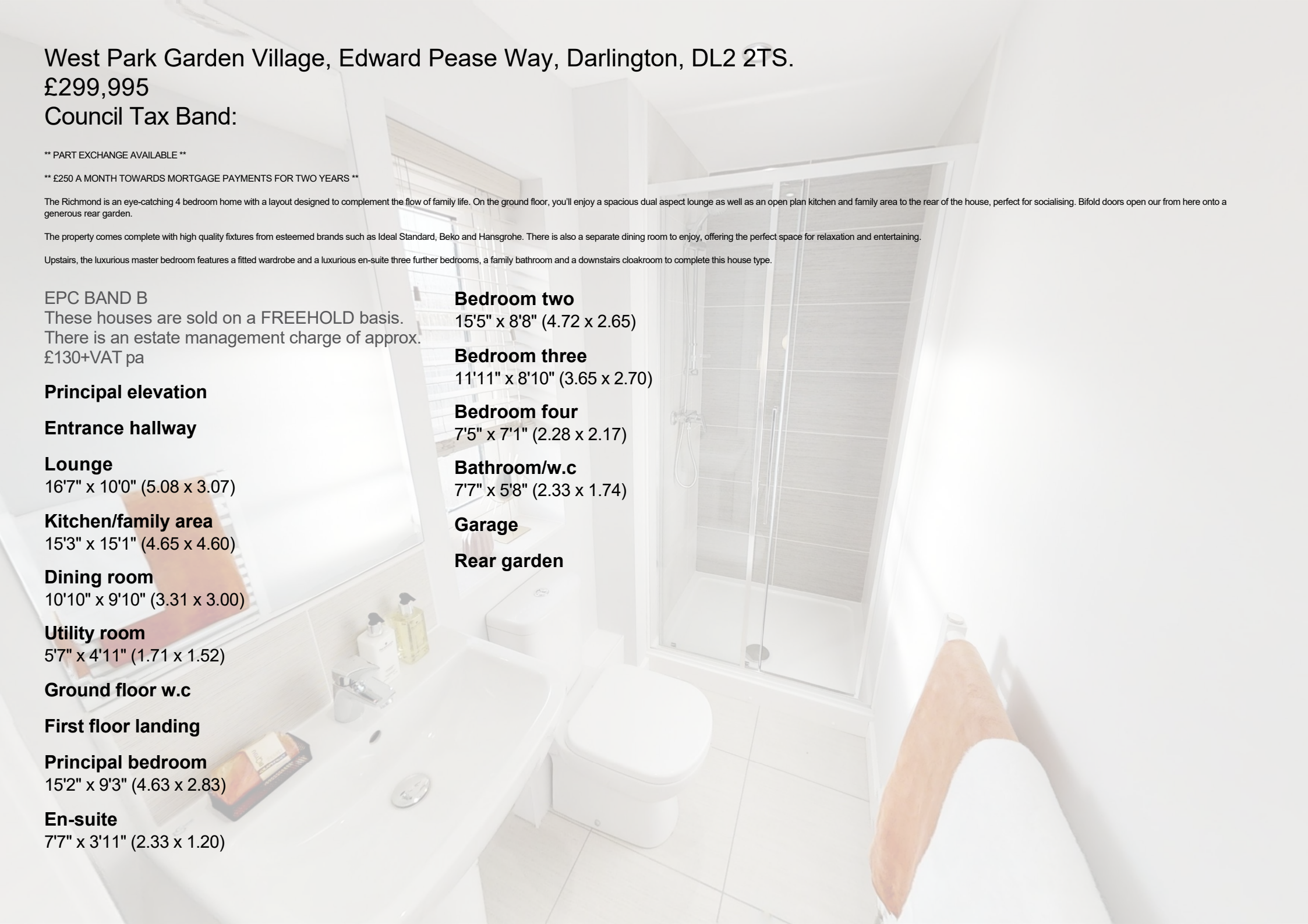
7'5" x 7'1" (2.28 x 2.17)

## Bathroom/w.c

7'7" x 5'8" (2.33 x 1.74)

## Garage

## Rear garden

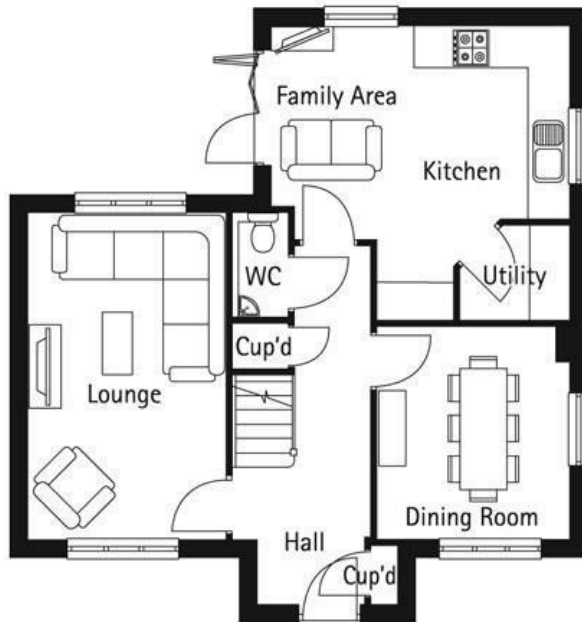








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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient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