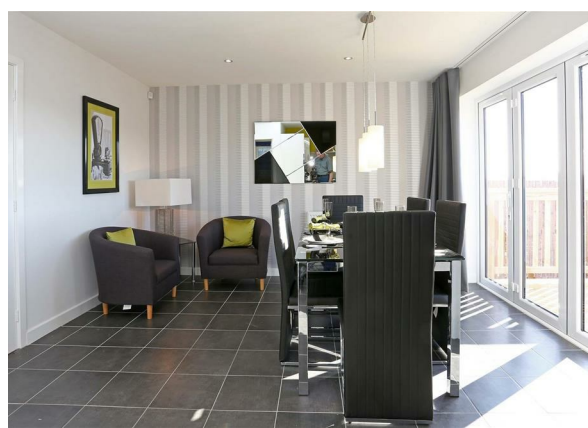


Elder Brook Park, Neasham Road, Darlington, DL2 1DL.
£264,995



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£264,995

Council Tax Band:

The Durham has been laid out with the modern family in mind. An open plan kitchen, dining and family area provides a generous space for relaxing and enjoying time together. This is a home that perfectly combines functionality and sophistication, with a master en-suite, study and freestanding garage.

Stylish bi-fold doors open out onto a garden at the rear, perfect for the summer months when you want outdoor and indoor spaces to blend together seamlessly.

Throughout the ground floor and first floor, the careful design in this home is evident. Spaces flow freely, allowing each room to work in unison. Functionality is combined with sophistication to make this a home that is flexible enough to deal with a growing family with changing needs. And with a B energy rating this new home outperforms traditional homes built in the 19th and 20th centuries – resulting in a significant saving over the course of a year.

EPC RATING: B

These houses are sold on a FREEHOLD basis. There is an estate management charge of approx. £110+VATpa (23/24)

Principal elevation

Hallway

Ground floor W/C

Lounge

13'4" x 10'7" (4.08 x 3.25)

Study

6'11" x 6'1" (2.13 x 1.87)

Open plan kitchen/dining/family area

20'8" x 12'1" (6.31 x 3.70)

Utility

6'0" x 5'5" (1.85 x 1.66)

First floor landing

Principal bedroom

11'6" x 9'8" (3.53 x 2.96)

En-suite

7'10" x 4'6" (2.40 x 1.39)

Bedroom two

10'9" x 10'6" (3.29 x 3.21)

Bedroom three

12'3" x 6'8" (3.75 x 2.04)

Bedroom four

8'11" x 7'1" (2.74 x 2.17)

Bathroom/w.c

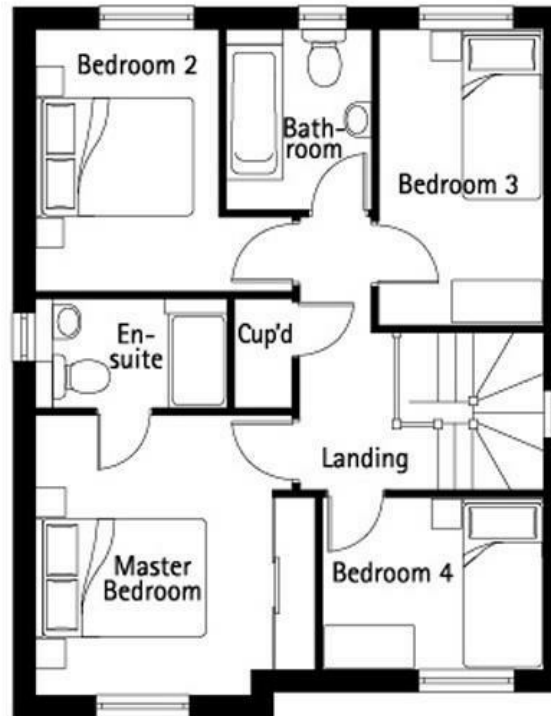
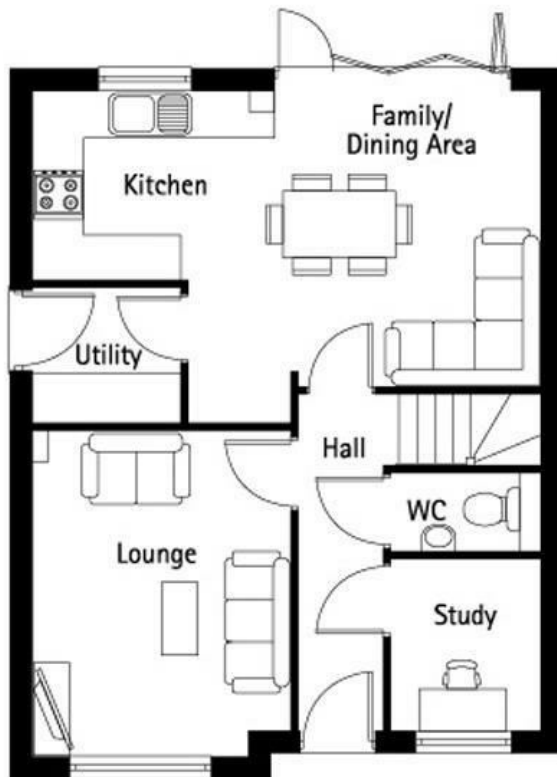
7'4" x 5'11" (2.26 x 1.82)

Rear garden





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