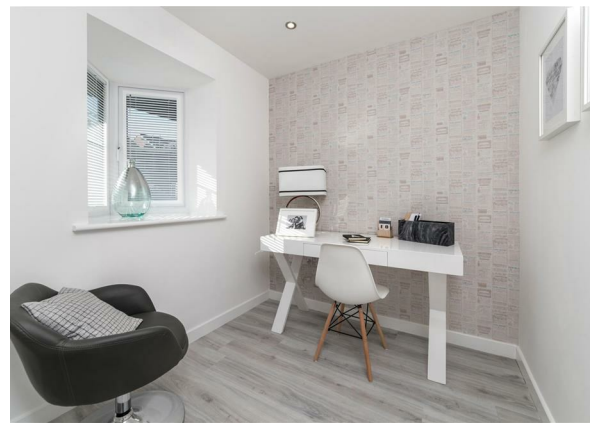


Elder Brook Park, Neasham Road, Darlington, DL2 1DL.
£294,995



Elder Brook Park, Neasham Road, Darlington, DL2 1DL.

£294,995

Council Tax Band:

** Part exchange available **

** Mortgage subsidy scheme £250 a month for 2 years **

The Shrewsbury is a stunning detached 4-bedroom family home with the perfect blend of communal and private spaces to enjoy. The open plan kitchen/dining/family area offers the ideal space for socialising with family and friends, while bifold doors lead out onto a private rear garden, creating even more space. There is also a separate lounge, and a ground floor study that's perfect for remote workers.

Upstairs, the property features a principal bedroom with fitted wardrobes and an en-suite, as well as three further bedrooms and a family bathroom. The Shrewsbury comes complete with HIVE heating and fittings from brands like Hansgrohe and Porcelanosa.

EPC RATING: B

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

Principal elevation

Hallway

Lounge

13'7" x 10'11"

Study

7'6" x 7'2"

Ground floor W/C

Open plan kitchen/dining/family area

23'3" x 16'5"

Utility

7'2" x 5'4"

First floor landing

Principal bedroom

14'0" x 9'6"

En-suite

9'6" x 5'2"

Bedroom two

11'5" x 10'6"

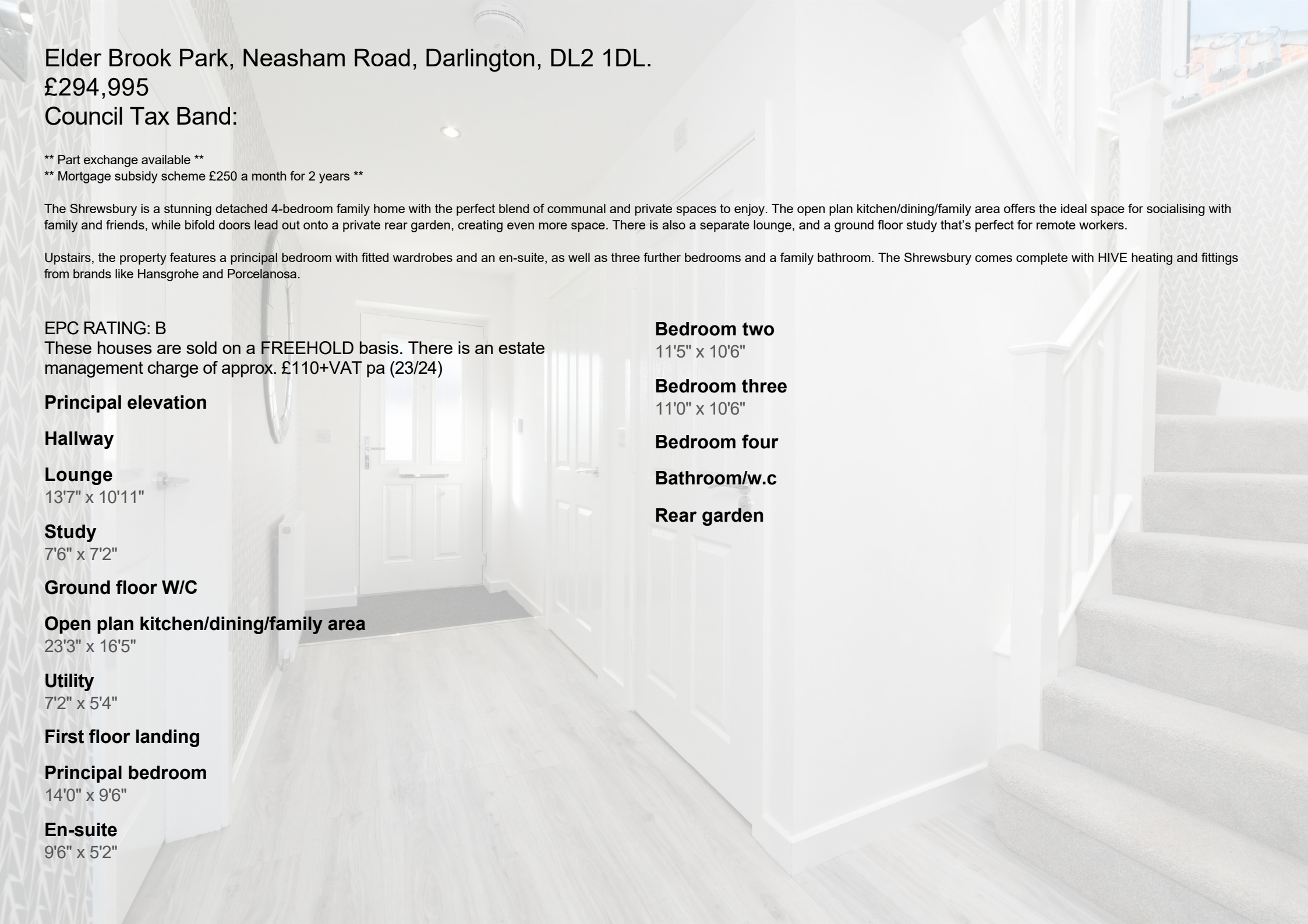
Bedroom three

11'0" x 10'6"

Bedroom four

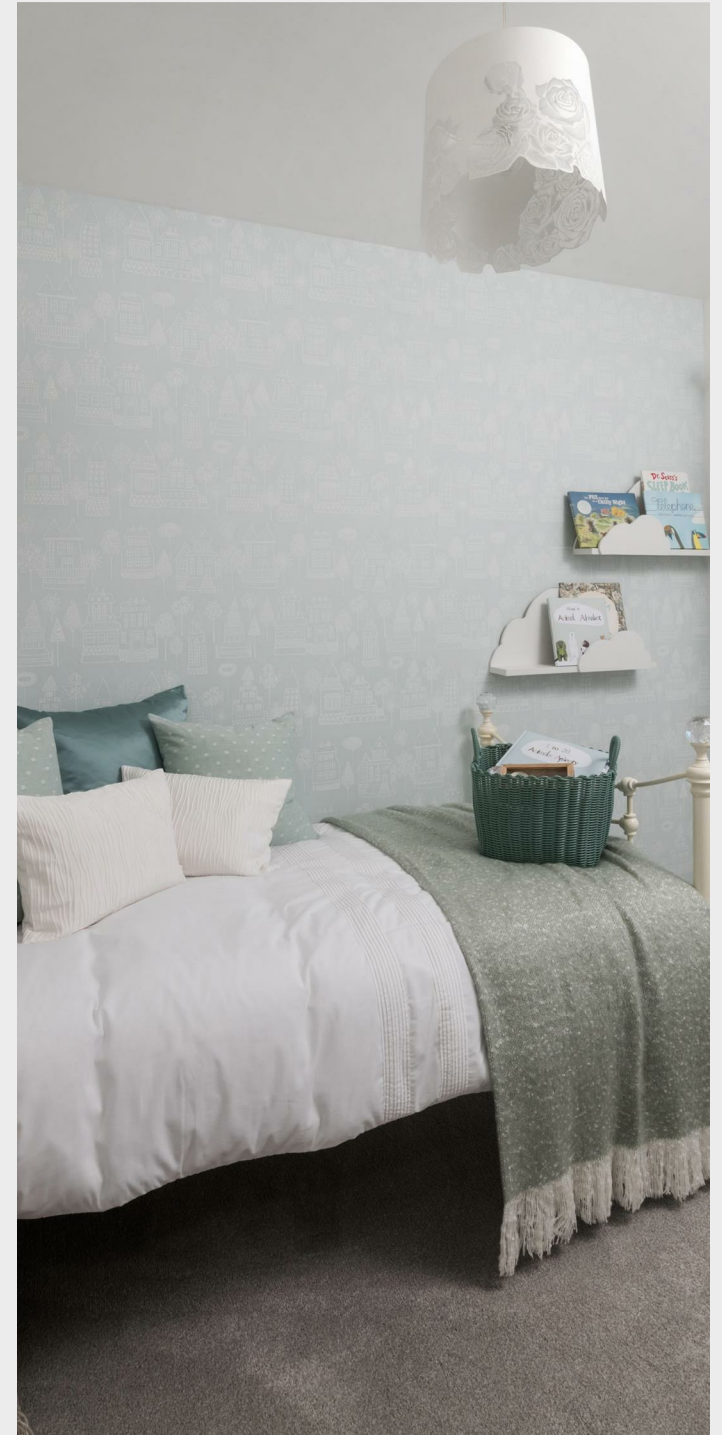
Bathroom/w.c

Rear garden



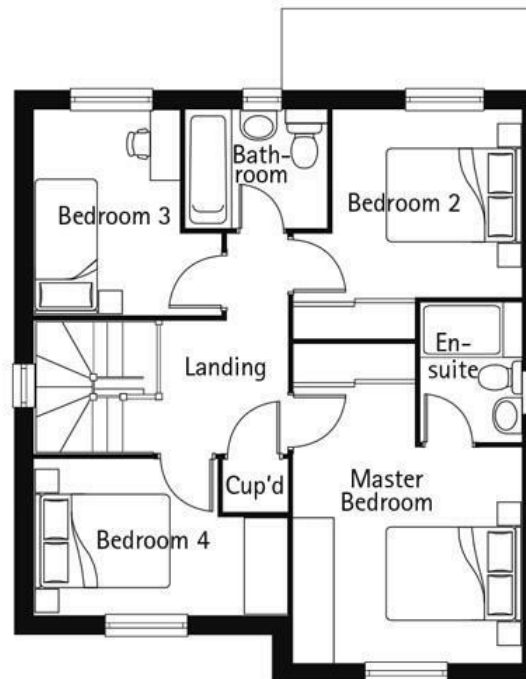
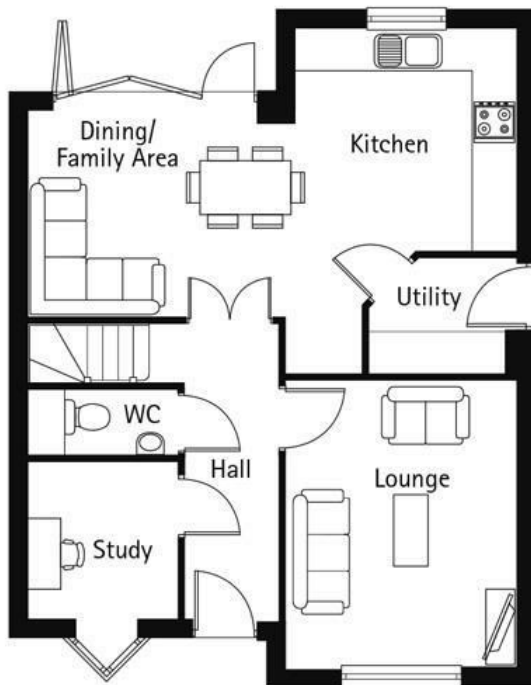








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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive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