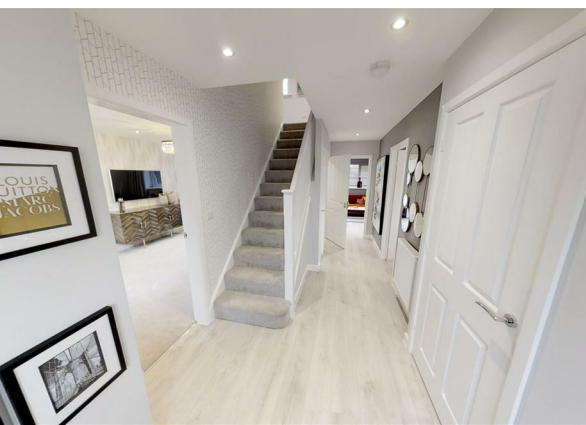


Plot 129, Elder Brook Park, Neasham Road, Darlington, DL2 1DL.  
£284,995



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£284,995

Council Tax Band:

\*\* Part exchange available \*\*

\*\* Mortgage subsidy scheme £250 a month for two years \*\*

The Richmond is a stunning detached Four bedroom family home. 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 to enjoy.

There is also a separate lounge and a study downstairs, providing the perfect blend of communal and private spaces to enjoy.

Upstairs, the property features a principal bedroom with fitted wardrobes and an en-suite, as well as three further bedrooms and a family bathroom. Residents can enjoy a HIVE smart meter 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**

**Ground floor w.c**

**Lounge**

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

**Dining room**

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

**Kitchen/family area**

15'2" x 15'1" (4.63 x 4.60)

**Utility room**

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

**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)

**Second Bedroom**

13'8" x 10'10" (4.18 x 3.32)

**Third Bedroom**

11'10" x 10'2" (3.62 x 3.11)

**Forth Bedroom**

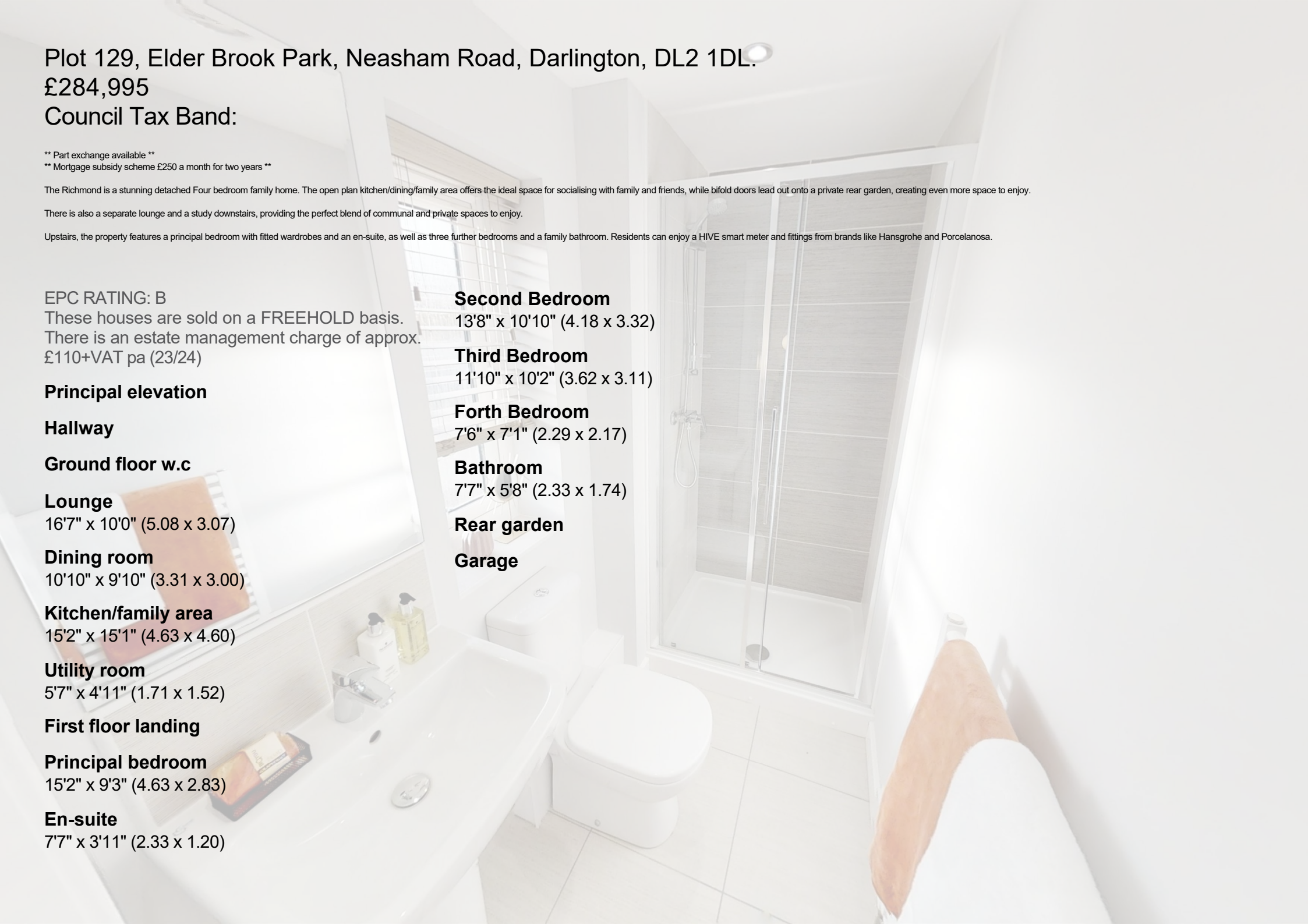
7'6" x 7'1" (2.29 x 2.17)

**Bathroom**

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

**Rear garden**

**Garage**

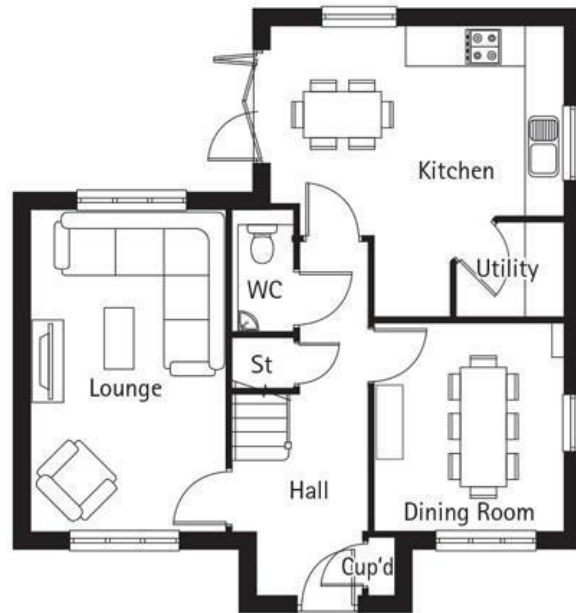






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| Energy Efficiency Rating                           |                         |           |
|--|-------------------------|-----------|
|  | Current                 | Potential |
| <i>Very energy efficient - lower running costs</i> |                         |           |
| (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 |           |