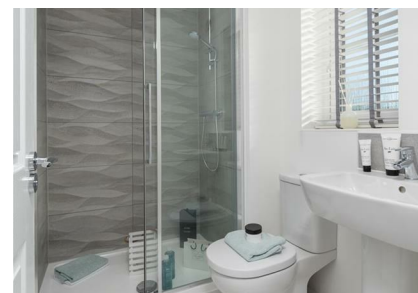


Elder Brook Park, Neasham Road, Darlington, DL2 1DL  
£289,995



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

£289,995

Council Tax Band:

\* Includes flooring, turf to rear and appliances \*

The Westminster 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 bi-fold doors lead out onto a private rear garden, creating even more space.

Upstairs, the property features principal bedroom and second bedroom both with fitted wardrobes and an en-suite, as well as two further bedrooms and a family bathroom. The Westminster 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**

17'6" x 10'4" ( excl bay ) (5.35 x 3.17 ( excl bay ))

**Ground floor W/C**

**Utility room**

5'3" x 4'9" (1.61 x 1.47)

**Open plan kitchen/dining/family area**

**First floor landing**

**Principal bedroom**

14'0" x 9'6" (4.29 x 2.91)

**En-suite**

9'6" x 5'2" (2.91 x 1.60)

**Bedroom two**

11'5" x 10'6" (3.50 x 3.22)

**En-suite**

7'0" x 6'4" (2.15 x 1.95)

**Bedroom three**

11'0" x 10'6" (3.36 x 3.22)

**Bedroom four**

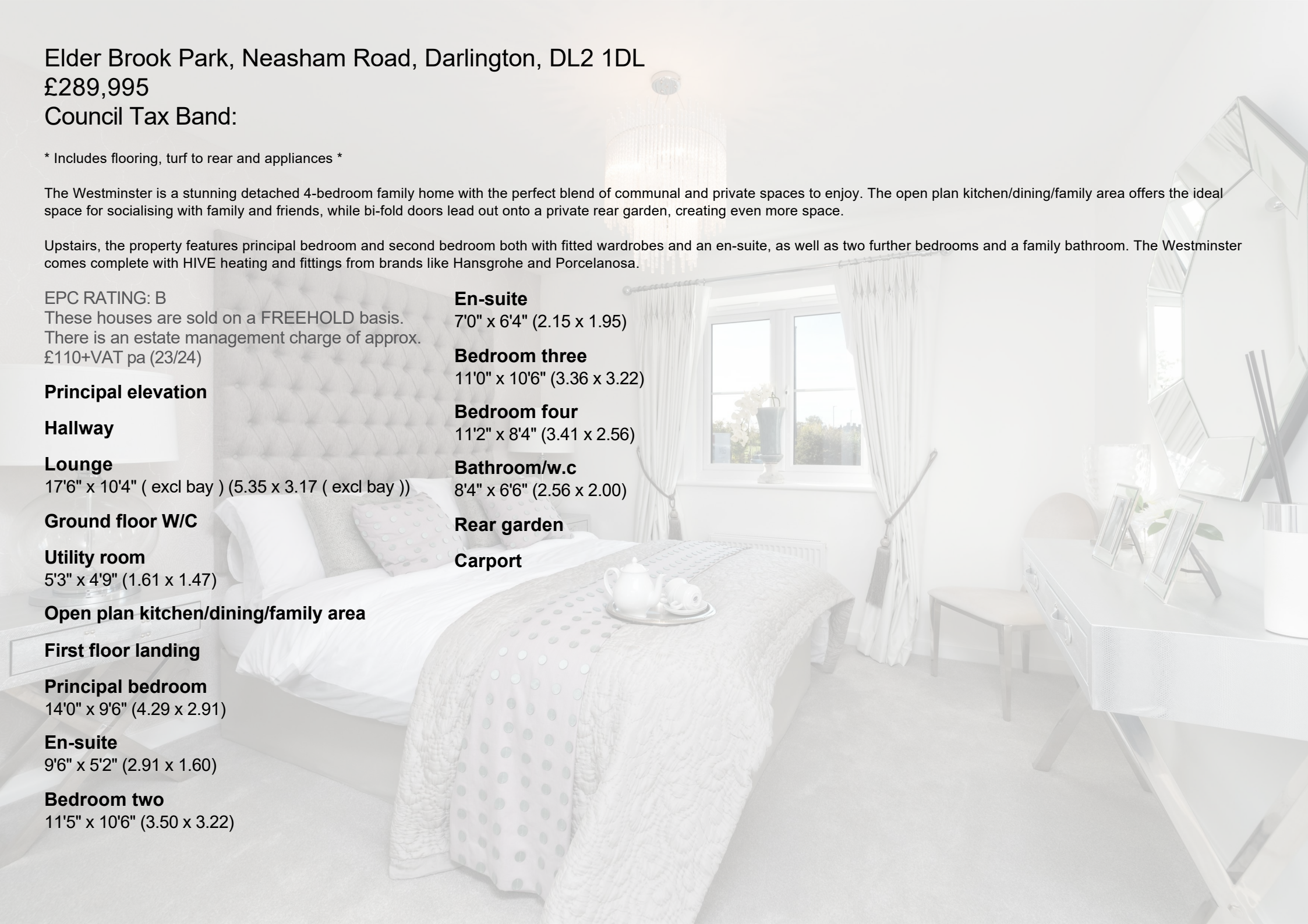
11'2" x 8'4" (3.41 x 2.56)

**Bathroom/w.c**

8'4" x 6'6" (2.56 x 2.00)

**Rear garden**

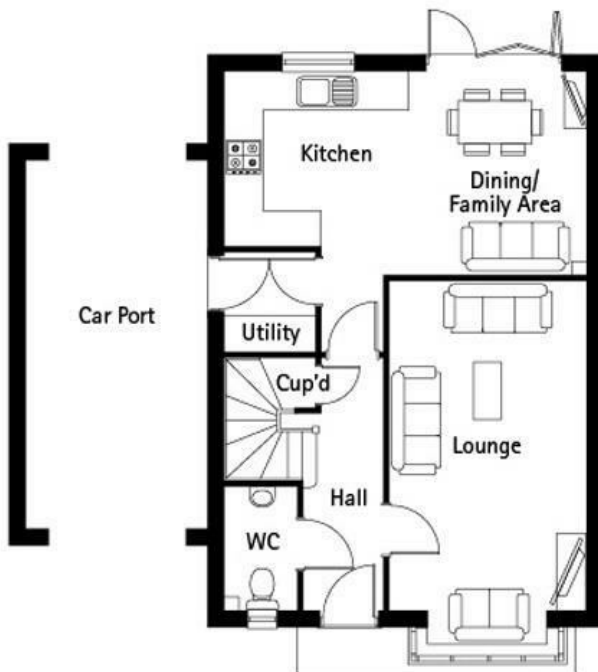
**Carport**







65 Duke Street  
 Darlington  
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 DL3 7SD  
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 https://www.vurv.online/



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	