

Plot 221, West Park Garden Village, Edward Pease Way, Darlington,  
DL2 2TS  
£209,995



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Council Tax Band:

\* First time buyer deals available £5,000 towards deposit and flooring \*

The Norwich is a unique and welcoming three bedroom home, designed to be both practical and stylish. It is fitted with fixtures from Beko, Hansgrohe, HIVE and Porcelanosa among others.

From the entrance hall, the property offers a generously-sized dual aspect lounge with attractive French doors to the rear garden. Also downstairs, the Larch features a spacious open-plan kitchen/dining area, as well as a cloakroom and a hand storage cupboard.

Upstairs, there is a beautiful principal suite which includes an en-suite and a fitted wardrobe. There are also two further bedrooms, a family bathroom and additional cupboard space.

EPC RATING: B

These houses are sold on a FREEHOLD basis.

There is an estate management charge of approx.

£110+VAT pa (23/24)

**Bathroom/w.c**

7'8" x 6'5" (2.36 x 1.96)

**Rear garden**

**Principal elevation**

**Hallway**

**Lounge**

18'0" x 9'6" (5.49 x 2.92)

**Kitchen/dining area**

18'0" x 7'3" (5.49 x 2.21)

**Ground floor w/c**

**First floor landing**

**Principal bedroom**

11'1" x 8'7" (3.40 x 2.64)

**En-suite**

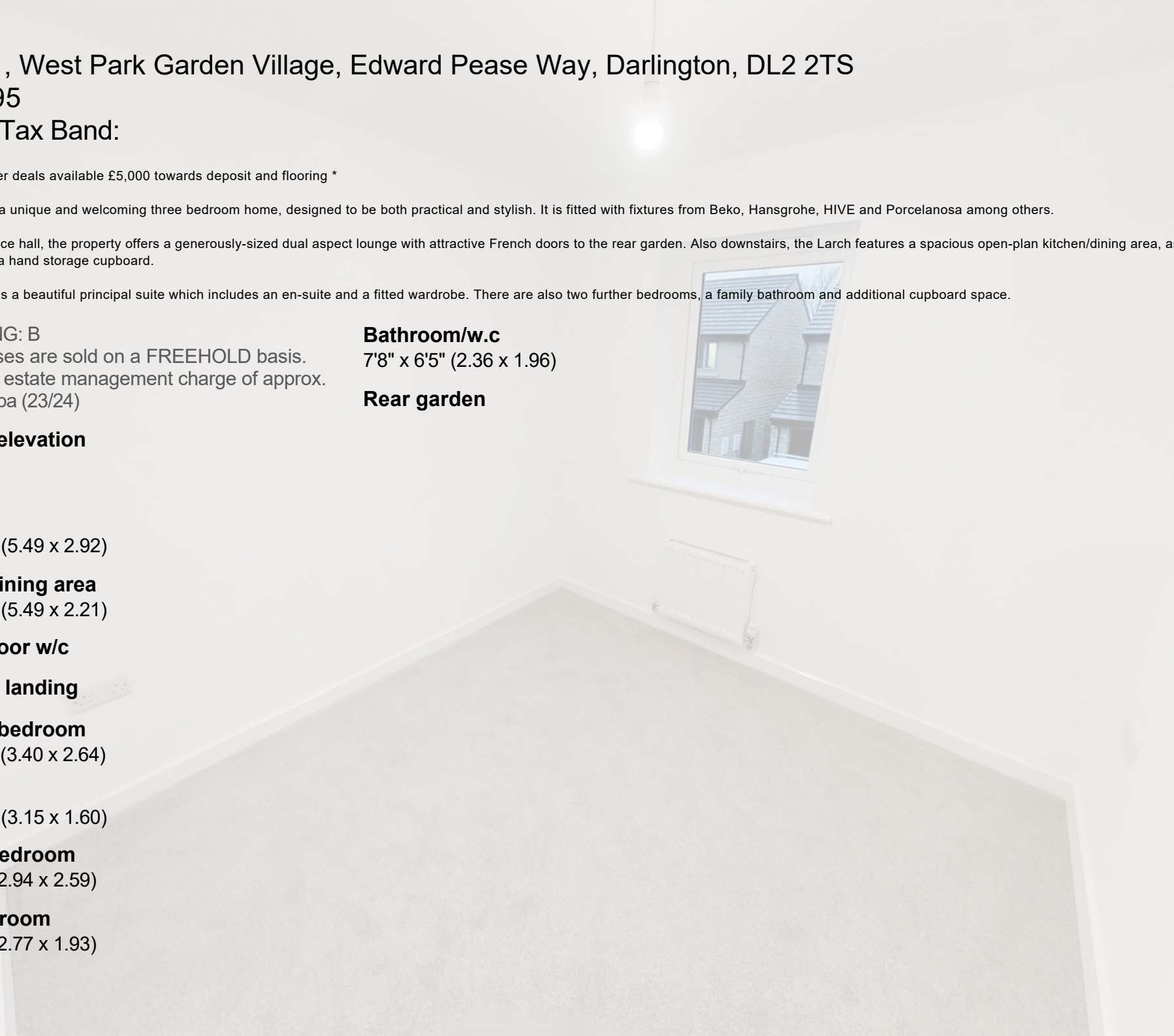
10'4" x 5'2" (3.15 x 1.60)

**Second bedroom**

9'7" x 8'5" (2.94 x 2.59)

**Third bedroom**

9'1" x 6'3" (2.77 x 1.93)

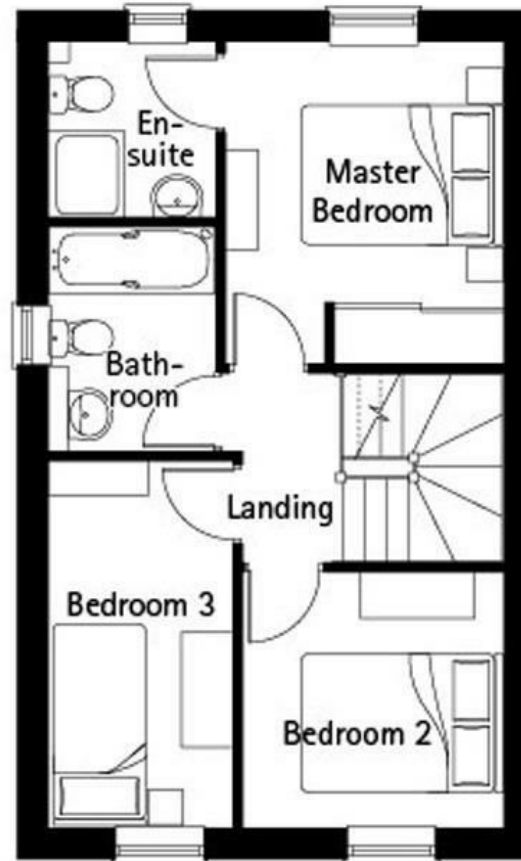
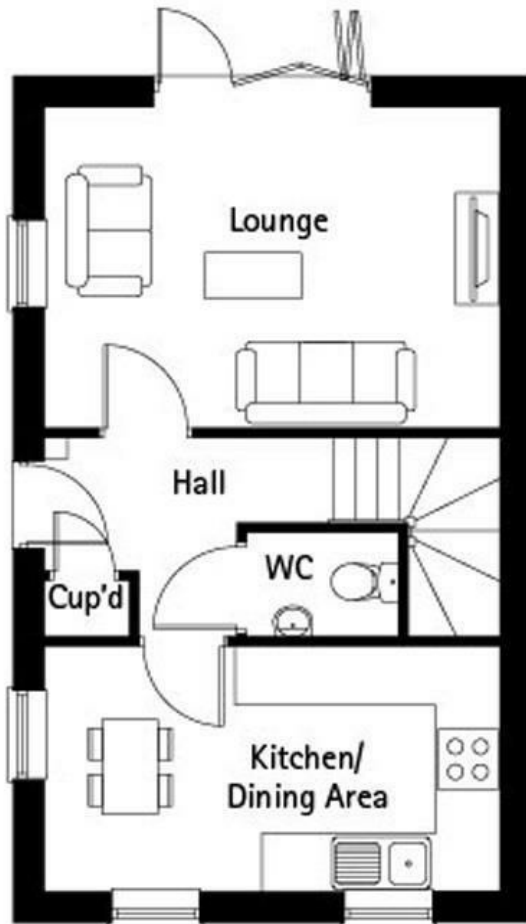






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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy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