

Plot 35, Havelock Park, Blackwell, Darlington, DL3 8EJ  
£849,995





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Council Tax Band:

A luxury Six bedroom home set over Three floors with integral double garage.

Nestled in the idyllic grounds of Blackwell Grange, Havelock Park is located on the outskirts of Darlington. A haven of peace and tranquillity, picturesque Blackwell has long been a desirable place to live.

#### House type features

Designed with space in mind, with a well-proportioned lounge and separate dining room. The open-plan kitchen/family/breakfast area leads through to a larder, utility and boot room. The kitchen island and bi-fold doors from the breakfast area to the rear garden help to make this space a real hub of the home. The first floor features a large master bedroom with elegant dressing area and en-suite. Bedrooms Two and Three also feature en-suites, with a further bedroom, study and family bathroom. Bedroom Five, also with en-suite and storage is located on the second floor. All Homes come with Air Source heat Pumps, Solar Panels / Car Charging Points and Improved Insulation.

These photos show a previous Homes by Esh show home and give an illustration of the homes at Havelock Park. Specification may vary. Please ask for details

These houses are sold on a FREEHOLD basis. There is an estate management charge of approx. £250+VAT pa (23/24)

If you have a house to sell, let Homes by Esh help with their full service assisted sales scheme, Homemover at Havelock Park.

Step One: Valuation - We will arrange a valuation of your existing home and work with you to agree a competitive price at which to market your property. You then reserve

your Homes by Esh plot while Vurv estates market your property for you.

Step Two: Marketing - Homes by Esh will cover all the associated fees at no cost to you. Vurv estates market your home and arrange viewings at convenient times. Our aim is to find a buyer within four weeks.

Step Three: Sale - Once you receive an acceptable offer, we manage the sale and coordinate the timing with your move to your new Homes by Esh property. Our advisors will keep you informed throughout the entire process from valuation to completion.

#### Principal elevation

#### Reception hallway

#### Lounge

16'2" x 15'0" (4.94 x 4.58)

#### Kitchen/family/breakfast area

29'8" x 19'9" (9.05 x 6.02)

#### Dining room

12'9" x 11'6" (3.89 x 3.51m)

#### Utility/boot room

15'1" x 6'5" (4.60 x 1.98)

#### Ground floor WC

5'10" x 4'9" (1.80 x 1.45)

#### First floor landing

#### Principal bedroom/dressing area

19'7" x 15'0" (5.98 x 4.58)

#### En-suite

9'6" x 9'2" (2.90 x 2.81)

#### Second bedroom

12'10" x 12'4" (3.93 x 3.78)

#### En-suite

9'3" x 5'4" (2.84 x 1.65)

#### Third bedroom

14'7" x 9'3" (4.46 x 2.83)

#### En-suite

9'3" x 5'4" (2.84 x 1.65)

#### Fourth bedroom

11'8" x 9'6" (3.58 x 2.90)

#### Sixth bedroom/Study

9'6" x 9'0" (2.90 x 2.76)

#### Bathroom

9'6" x 8'5" (2.90 x 2.58)

#### Second floor landing

#### Fifth bedroom

27'11" x 16'10" (8.51 x 5.15)

#### En-suite

10'11" x 6'7" (3.33 x 2.01)

#### Rear garden







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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	