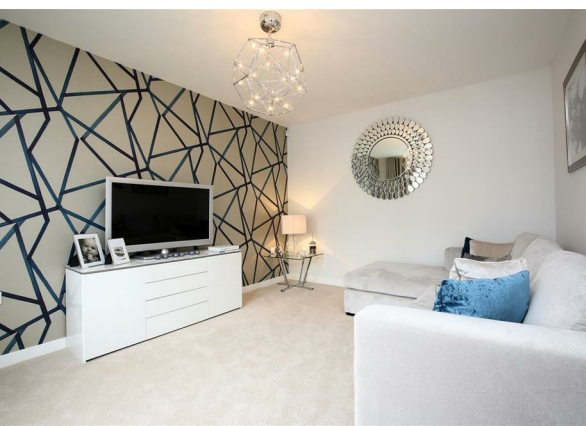
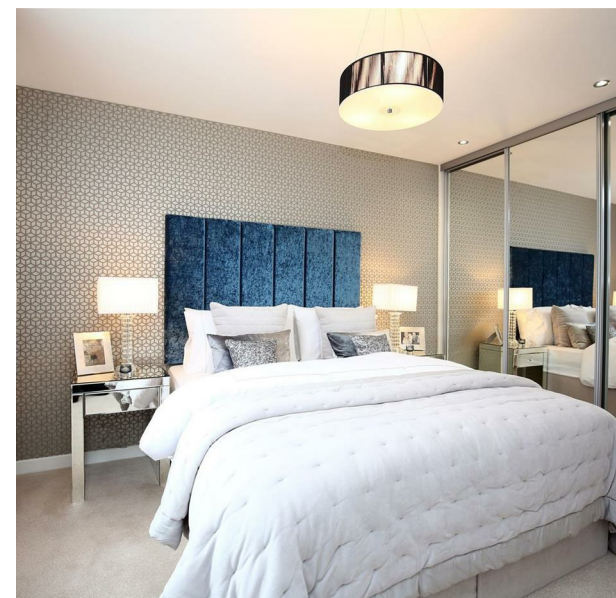


Plot 82, Elder Brook Park, Neasham Road, Darlington, DL2 1DL  
£284,995





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£284,995

Council Tax Band:

The Lichfield 2 is a Four bedroom home perfect for any family or couple. The lounge benefits from a bay window which allows light to flow through.

The open plan kitchen/family area features bi folding doors leading onto a large garden, perfect for entertaining family and friends.

Upstairs there is a spacious master bedroom featuring fitted wardrobes and an en-suite. There is a further Three bedrooms along with a family bathroom.

A high specification as standard is expected in all our homes, with brands such as Beko, Porcelanosa and HIVE included. We also include blocked paved drives in all our homes.

Principal elevation images are taken from Plot 144 The Lichfield.

EPC BAND B

These houses are sold on a FREEHOLD basis. There is an estate management charge of approx. £130+VAT pa

**Principal elevation**

**Entrance hallway**

**Lounge**

14'4" x 10'11" (excl bay) (4.37 x 3.35 (excl bay))

**Kitchen/dining/family area**

22'4" x 9'8" (6.83 x 2.95)

**Utility room**

6'5" x 5'4" (1.96 x 1.65)

**Ground floor w.c**

**First floor landing**

**Principal bedroom**

14'7" x 9'10" (4.45 x 3.01)

**En-suite**

5'4" x 4'5" (1.65 x 1.37)

**Second Bedroom**

12'5" x 10'2" (3.81 x 3.12)

**Third Bedroom**

10'2" x 9'6" (3.10 x 2.91)

**Fourth Bedroom**

10'6" x 10'2" (3.21 x 3.12)

**Family Bathroom**

6'9" x 6'2" (2.07 x 1.90)

**Garage**

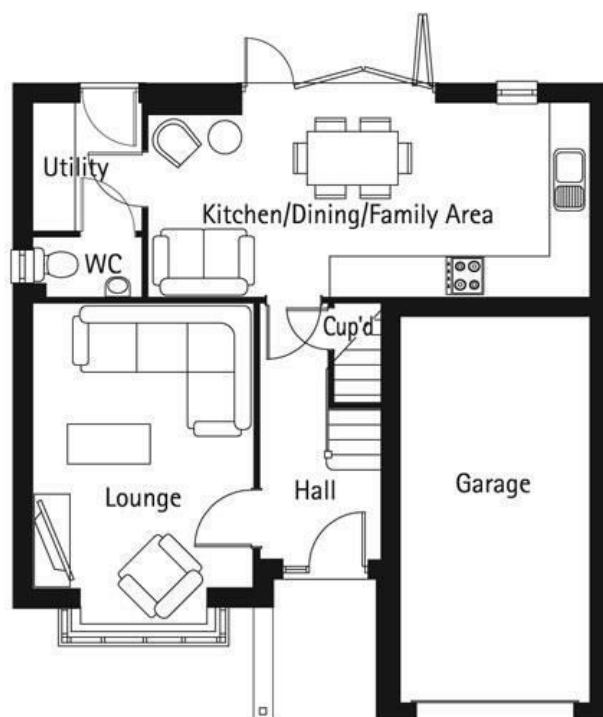
**Rear garden**







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 Darlington  
 County Durham  
 DL3 7SD  
 01325 804850  
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<https://www.vurv.online/>



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		