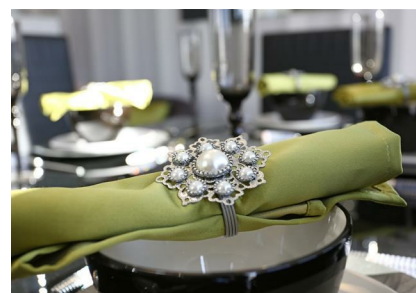


Plot 81, Elder Brook Park, Neasham Road, Darlington, DL2 1DL.  
£274,995





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£274,995

Council Tax Band:

\*\* Part exchange available \*\*

\*\* £250 a month towards mortgage payments for two years \*\*

The Durham has been laid out with the modern family in mind. An open plan kitchen, dining and family area provides a generous space for relaxing and enjoying time together. This is a home that perfectly combines functionality and sophistication, with a master en-suite, study and freestanding garage and two parking spaces.

Stylish bi-fold doors open out onto a garden at the rear, perfect for the summer months when you want outdoor and indoor spaces to blend together seamlessly.

Throughout the ground floor and first floor, the careful design in this home is evident. Spaces flow freely, allowing each room to work in unison. Functionality is combined with sophistication to make this a home that is flexible enough to deal with a growing family with changing needs.

With a B energy rating this new home outperforms traditional homes built in the 19th and 20th centuries – resulting in a significant saving over the course of a year.

EPC BAND B

These houses are sold on a FREEHOLD basis. There is an estate management charge of approx. £110+VAT pa

**Principal elevation**

**Entrance hallway**

**Lounge**

13'5" x 10'7" (4.09 x 3.25)

**Study**

6'11" x 6'1" (2.13 x 1.87)

**Kitchen/family/dining area**

20'8" x 12'1" (6.31 x 3.70)

**Utility room**

6'0" x 5'4" (1.85 x 1.65)

**Ground floor w.c**

**First floor landing**

**Principal bedroom**

11'6" x 10'6" (3.53 x 3.21)

**En-suite**

7'3" x 4'6" (2.22 x 1.39)

**Second bedroom**

10'9" x 10'6" (3.29 x 3.21)

**Third bedroom**

12'3" x 6'8" (3.75 x 2.04)

**Fourth bedroom**

8'11" x 7'1" (2.74 x 2.17)

**Bathroom/w.c**

6'9" x 5'11" (2.08 x 1.82)

**Rear garden**

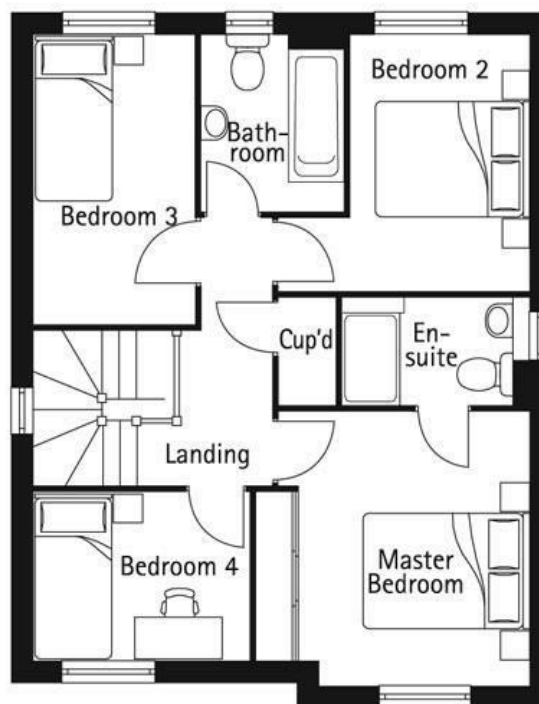
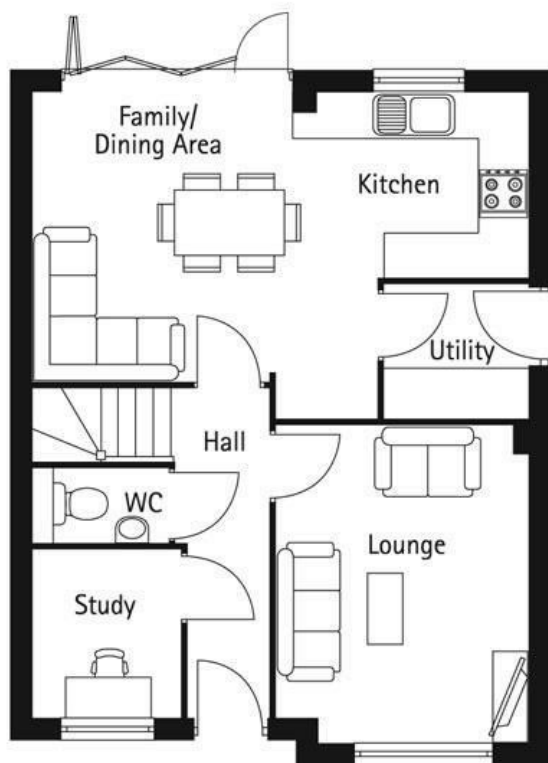
**Garage**







65 Duke Street  
 Darlington  
 County Durham  
 DL3 7SD  
 01325 804850  
[sales@vurvstates.co.uk](mailto:sales@vurvstates.co.uk)  
<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		