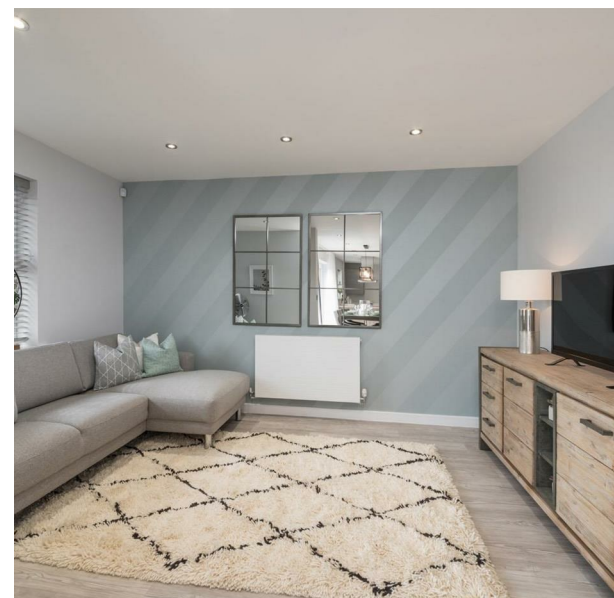


Plot 9, Havelock Park, Blackwell, Darlington, DL3 8EJ  
£974,995





Plot 9, Havelock Park, Blackwell, Darlington, DL3 8EJ

£974,995

Council Tax Band:

A generously proportioned Six bedroom home with 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.

A beautiful home featuring a large hall, spacious lounge with bay window, separate dining room, open-plan kitchen/family area with large kitchen island and larder leading through to the study, utility and boot room. The first floor features a large master bedroom with walk through dressing area and en-suite. Bedroom 2 and 3 also features en-suites, with two further bedrooms and family bathroom. Finally the top floor is home to the sixth bedroom with its own en-suite and storage cupboard.

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

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

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.

Reception Hallway

Lounge  
15'5" x 15'0" (4.72 x 4.58)

Kitchen/Family Area  
42'5" x 14'7" (12.93 x 4.46)

Larder

Dining Room  
15'5" x 12'11" (4.72 x 3.95)

Study  
11'4" x 9'5" (3.46 x 2.89)

Ground Floor W/C  
5'10" x 4'9" (1.80 x 1.45)

Utility/Boot Room  
14'3" x 7'6" (4.35 x 2.31)

First Floor

Principal Bedroom/Dressing Room  
19'1" x 15'0" (5.84 x 4.58)

En Suite  
9'11" x 9'2" (3.04 x 2.81)

Second Bedroom  
13'10" x 13'0" (4.24 x 3.97)

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

Third Bedroom  
13'7" x 9'3" (4.15 x 2.84)

En Suite  
9'3" x 4'7" (2.84 x 1.42)

Fourth Bedroom  
12'5" x 9'11" (3.80 x 3.04)

Fifth Bedroom  
10'7" x 9'11" (3.25 x 3.04)

Family Bathroom  
10'0" x 7'7" (3.05 x 2.33)

Second Floor

Sixth Bedroom  
27'1" x 16'10" (8.27 x 5.15)

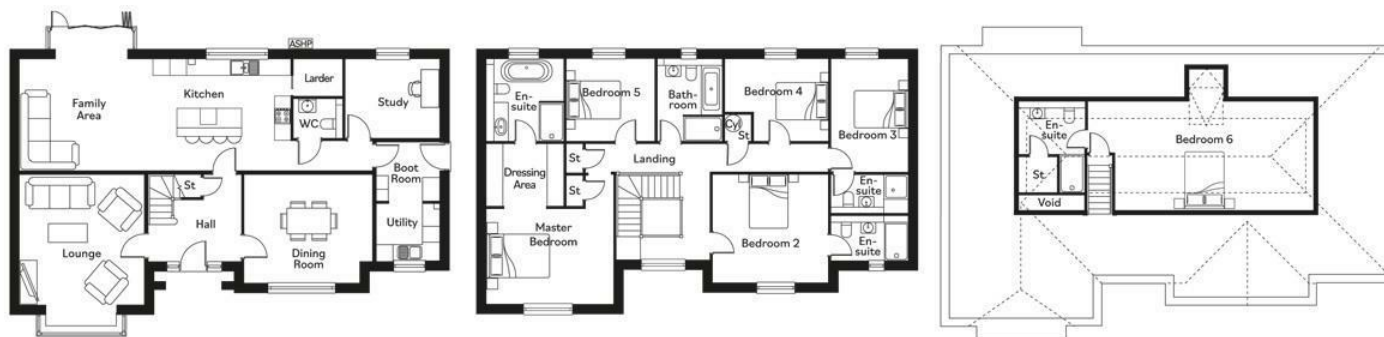
En Suite  
11'0" x 7'10" (3.36 x 2.41)







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		