



**** Mortgage subsidy scheme £250 a month for 2 years and part exchange ****

With four spacious bedrooms, the Southwark is the perfect home for the modern family. The light and airy front lounge sports a feature bay window, while a fantastic open-plan kitchen/dining/family space makes up the rear of the house. From here, bifold doors open up the space even more, leading out into the rear garden. Meanwhile, the ground floor also features an attractive study space that's ideal for remote working.

On the first floor, the Southwark features a beautiful master bedroom with a fitted wardrobe and an en-suite bathroom, as well as three further bedrooms. There is also a generous family bathroom and a downstairs cloakroom, as well as a HIVE smart meter.

EPC Band B. Freehold basis

Elder Brook Park, Darlington, DL2 1DL

4 Bed - House - Detached

£309,995

EPC Rating:

Council Tax Band:

Tenure: Freehold



Elder Brook Park, Darlington, DL2 1DL



LOUNGE
13'7" x 11'0" (4.14m x 3.35m)

KITCHEN/DINING/FAMILY AREA
23'4" x 16'6" (7.11m x 5.03m)

STUDY
7'6" x 7'2" (2.29m x 2.18m)

UTILITY
7'3" x 5'5" (2.21m x 1.65m)

DOWNSTAIRS CLOAKS/W.C

FIRST FLOOR

MASTER BEDROOM
13'4" x 11'0" (4.06m x 3.35m)

EN-SUITE
6'9" x 4'10" (2.06m x 1.47m)

BEDROOM TWO
11'0" x 8'11" (3.35m x 2.72m)

BEDROOM THREE
9'10" x 9'0" (3.00m x 2.74m)

BEDROOM FOUR
12'2" x 7'6" (3.71m x 2.29m)

BATHROOM
6'11" x 5'7" (2.11m x 1.70m)

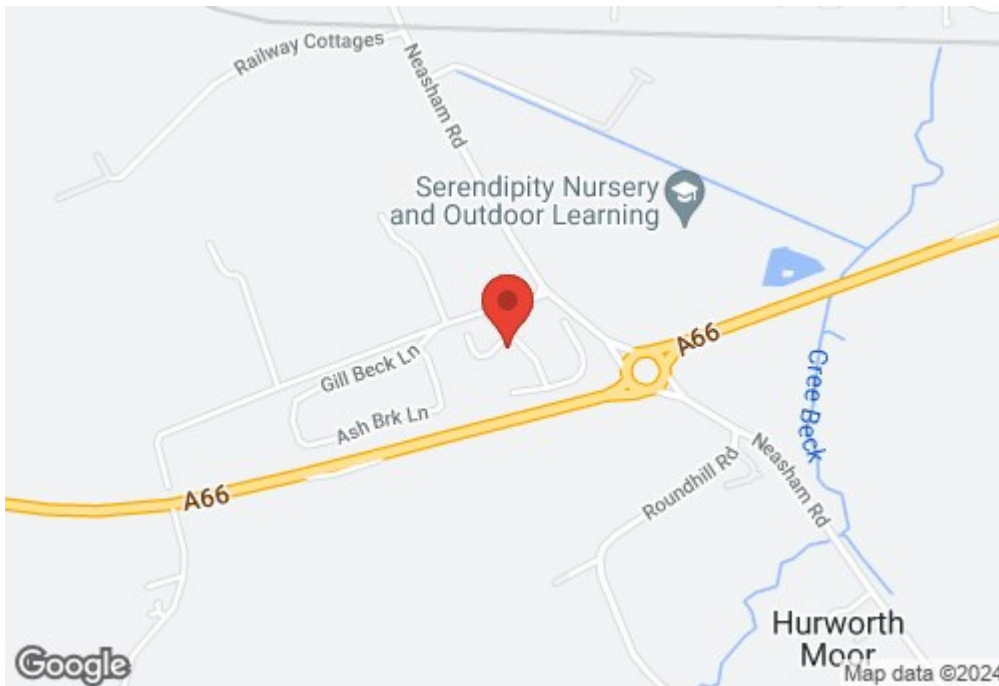
FRONT EXTERNAL



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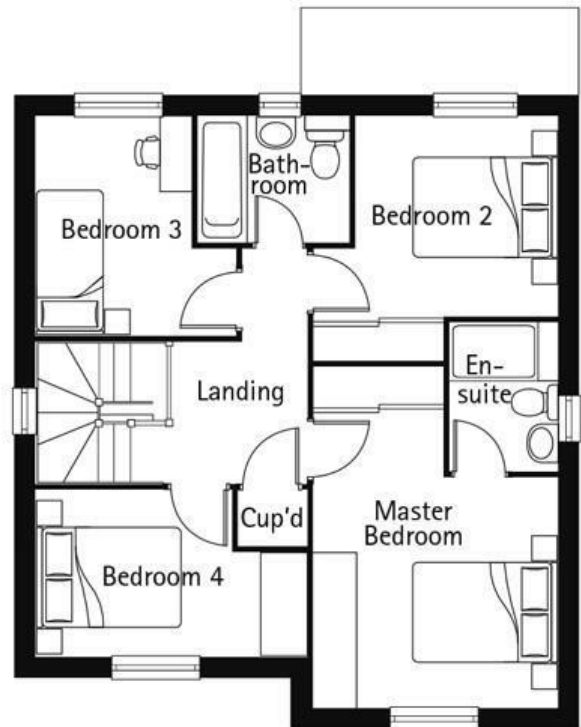
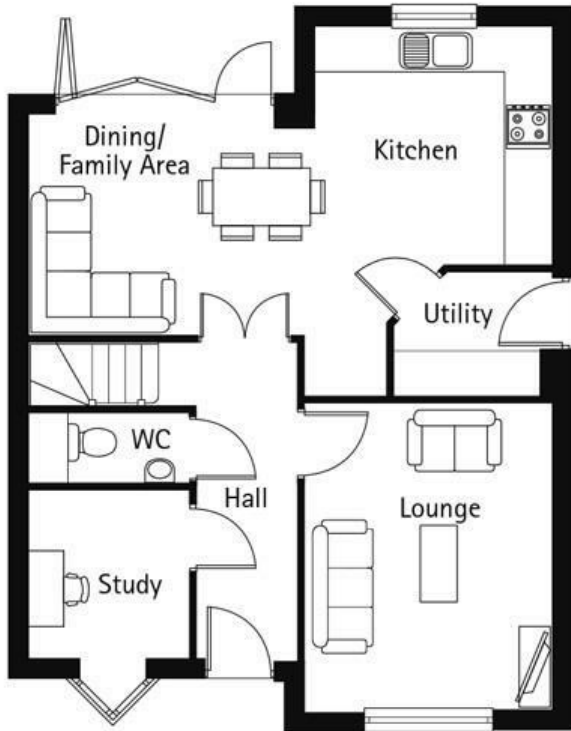


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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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

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