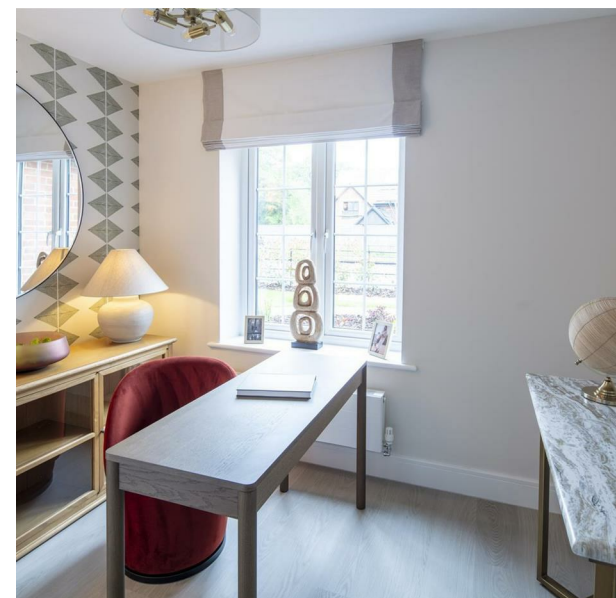


Plot 30, Havelock Park, Blackwell, Darlington, DL3 8EJ
£674,995

estates⁴
'The Art of Property'



Plot 30, Havelock Park, Blackwell, Darlington, DL3 8EJ

£674,995

Council Tax Band:

The Brunel is an impressive five-bedroom, three-storey home extending to 2,266 sq ft, thoughtfully designed for modern family living and finished to an exceptional specification throughout.

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.

The Brunel is an impressive five-bedroom, three-storey home extending to 2,266 sq ft, thoughtfully designed for modern family living and finished to an exceptional specification throughout.

A welcoming entrance hallway leads to the heart of the home, a spacious open plan kitchen, dining and family room. The beautifully appointed Ellis shaker-style kitchen features Silestone worktops, a Quooker tap, wine fridge and a full range of integrated Bosch appliances, including a fridge freezer, dishwasher, induction hob and cooker hood. Expansive bi-folding doors create a bright and airy living space, seamlessly connecting the home to the garden and making it ideal for both entertaining and everyday family life.

Practicality has been carefully considered, with a dedicated utility room fitted with an integrated Bosch washer and dryer, alongside a useful boot room, downstairs cloakroom and plenty of storage throughout the home. The property also benefits from a highly efficient Panasonic air source heat pump, solar panels, EV charging point and double garage with electric garage doors, helping to create a sustainable and energy-efficient fully electric home.

Across the upper floors, The Brunel offers five generously sized bedrooms, including three luxurious en-suite bedrooms. Bathrooms and en-suites are finished to a premium standard with Hansgrohe and Ideal Standard Atelier sanitaryware, elegant Porcelanosa wall and floor tiling throughout, vanity units to en-suites, Silestone shelving, illuminated mirrors and heated towel rails. The well-proportioned family bathroom provides a stylish and practical space for the whole family.

The top floor is further enhanced by a striking Velux balcony window, flooding the space with natural light and creating a unique feature that adds to the home's contemporary appeal.

Throughout the property, thoughtful finishing touches include spotlights, chrome switches to the ground floor and landing, USB double sockets and double-glazed windows. Externally, The Brunel benefits from paving around the property, a brindle block-paved driveway, 6ft fencing

to the rear garden and a professionally landscaped front garden with planting and turf included. This house type also benefits from a separate double garage and further parking.

Combining outstanding space, luxury finishes and exceptional attention to detail, The Brunel is a home designed to be enjoyed from the moment you move in.

Please note: Advertising images are for advertising purposes only and have been taken from the two Havelock Park Show Homes: The Brunel and The Nightingale.

These houses are sold on a FREEHOLD basis. There is an estate management charge of approx. £250+VAT pa (25/26)

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 Estates 'The Art of Property' market your property for you.

Step Two: Marketing - Homes by Esh will cover all the associated fees at no cost to you. Estates 'The Art of Property' 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

15'0" x 12'8" (4.58 x 3.87)

Kitchen/dining/family area

24'0" x 17'2" (7.33 x 5.25)

Study/games room

9'5" x 8'8" (2.88 x 2.66)

Utility/boot room

14'9" x 5'10" (4.52 x 1.78)

Ground floor w.c

5'10" x 5'2" (1.80 x 1.58)

First floor landing

Second bedroom

15'7" x 11'7" (4.77 x 3.54)

En-suite

10'2" x 5'4" (3.10 x 1.65)

Third bedroom

13'8" x 9'4" (4.17 x 2.87)

En-suite

10'1" x 5'4" (3.09 x 1.65)

Fourth bedroom

14'2" x 9'2" (4.33 x 2.80)

Fifth bedroom

12'2" x 9'6" (3.71 x 2.91)

Family Bathroom

9'6" x 6'5" (2.91 x 1.96)

Second floor landing

Principal bedroom

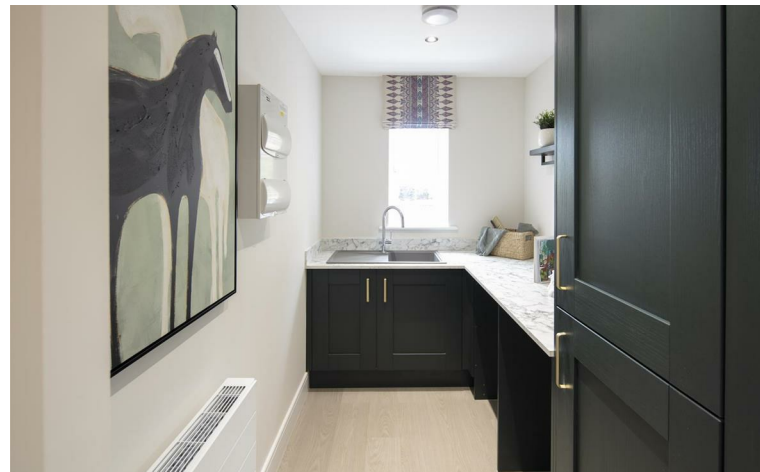
20'4" x 17'6" (6.20 x 5.34)

En-suite

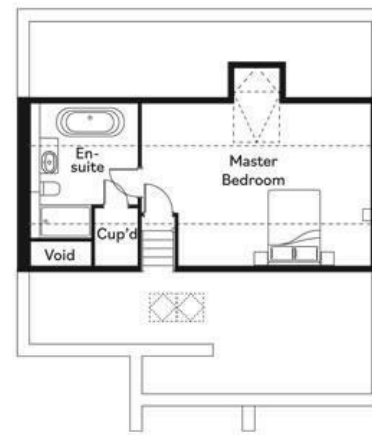
11'10" x 7'2" (3.63 x 2.20)

Rear garden

Double garage



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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		