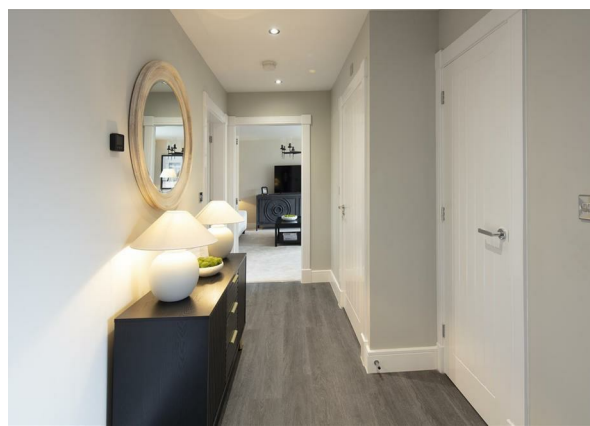


Plot 20, Havelock Park, Blackwell, Darlington, DL3 8EJ  
£699,995

**estates<sup>4</sup>**  
'The Art of Property'



Plot 20, Havelock Park, Blackwell, Darlington, DL3 8EJ

£699,995

Council Tax Band:

A spacious Four bedroom detached home with flexible living areas and integral 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.

#### House type features

An expansive open-plan kitchen/dining/family area with a sociable island and bi-fold doors to the rear garden. A boot room, utility and integral double garage provide practical solutions for busy outdoor lifestyles. A lounge to the front with stunning bay window. Upstairs, the master bedroom is a show-stopper, with dressing area and a large en-suite. A substantial bedroom 2 also features an en-suite, with two further bedrooms, a study and family bathroom. All Homes come with Air Source heat Pumps, Solar Panels / Car Charging Points and Improved Insulation.

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

#### Entrance Hallway

#### Lounge

15'9" x 14'6" (4.81 x 4.44)

#### Kitchen/family/dining area

27'5" x 17'10" (8.38 x 5.46)

#### Utility/boot room

13'3" x 6'5" (4.04 x 1.97)

#### Ground floor wc

5'10" x 4'9" (1.80 x 1.45)

#### First floor landing

#### Principal bedroom and dressing room

20'9" x 12'4" (6.35 x 3.77)

#### En-suite

11'6" x 8'2" (3.51 x 2.50)

#### Second bedroom

16'6" x 9'8" (5.03 x 2.96)

#### En-suite

10'0" x 4'9" (3.05 x 1.45)

#### Third bedroom

11'0" x 8'8" (3.36 x 2.65)

#### Fourth bedroom

10'11" x 10'0" (3.35 x 3.05)

#### Study

8'2" x 6'5" (2.51 x 1.98)

#### Family bathroom

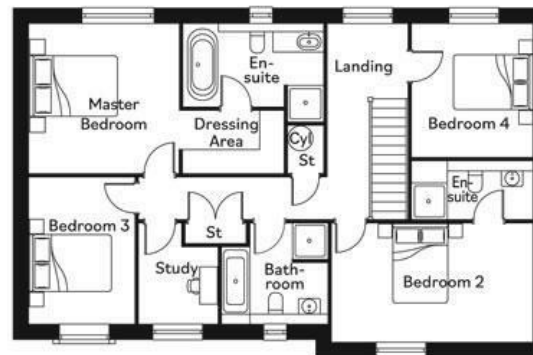
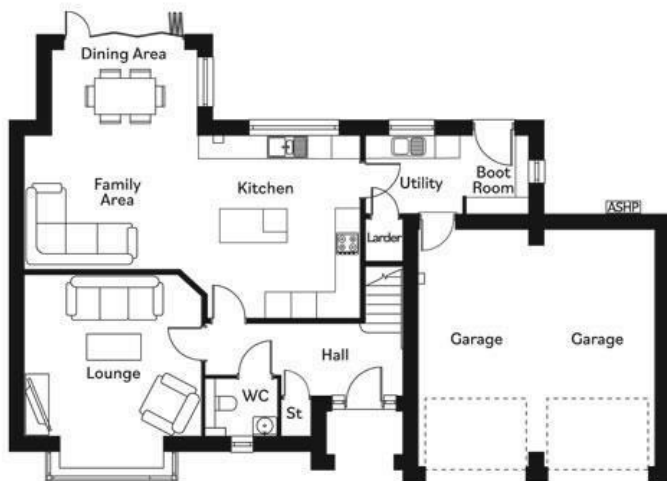
8'8" x 8'2" (2.65 x 2.51)

#### Rear garden

#### Double garage



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| 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 |