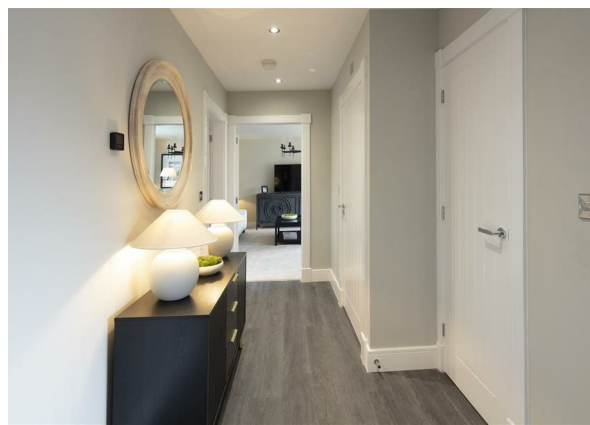


Plot 28, Havelock Park, Blackwell, Darlington, DL3 8EJ
£689,995

estates⁴
'The Art of Property'



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£689,995

Council Tax Band:

The Florence is an exceptional four-bedroom home extending to 2,220 sq ft, thoughtfully designed to offer outstanding comfort, flexibility and ease of living. Built to the enhanced accessibility standards, this beautifully appointed home incorporates a range of features that support modern lifestyles and future-proof living, all whilst maintaining the elegance and luxury expected of a premium family home.

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 Florence is an exceptional four-bedroom home extending to 2,220 sq ft, thoughtfully designed to offer outstanding comfort, flexibility and ease of living. Built to the enhanced accessibility standards, this beautifully appointed home incorporates a range of features that support modern lifestyles and future-proof living, all whilst maintaining the elegance and luxury expected of a premium family home.

A welcoming entrance hall with useful storage and a cloakroom creates an impressive first impression, benefiting from step-free access, wider circulation spaces and doorways designed to allow easy movement throughout the home. The spacious lounge, featuring an attractive bay window, offers a relaxing retreat, whilst the impressive open plan kitchen and family area forms the heart of the home.

The stylish Ellis shaker-style kitchen is fitted with Silestone worktops, a Quooker tap, wine fridge, practical larder and a full range of integrated Bosch appliances, including a fridge freezer, dishwasher, induction hob and cooker hood. The kitchen has been designed with adaptability in mind, providing flexibility to suit a variety of household needs both now and in the future. Bifolding doors flood the space with natural light and provide seamless access to the garden.

A separate utility room is fitted with an integrated Bosch washer and dryer, whilst a useful boot room provides additional storage and everyday practicality. The generous downstairs cloakroom has been designed with future adaptation in mind and can eventually be converted into a wet room if required. The property also benefits from an integral double garage with electric garage doors and additional parking, alongside enhanced driveway and external access arrangements that provide greater convenience and accessibility.

Upstairs, the home has been carefully designed to maximise comfort and versatility. Four generous bedrooms are arranged around a spacious landing, including a luxurious principal suite featuring a dedicated dressing area and an elegant en-suite complete with a push-button freestanding bath, walk-in shower, vanity unit, illuminated mirror and heated towel rail. Bedroom two also benefits from its own private en-suite, whilst the stylish family bathroom features both a bath and separate shower.

A dedicated study provides the ideal work-from-home space, hobby room or quiet retreat, while a large storage cupboard adds further practicality to the first floor. The Florence has been designed to provide adaptable, easy-to-use living spaces that can evolve with changing family requirements, making it equally suited to growing families, multi-generational living and homeowners seeking long-term flexibility.

Bathrooms and en-suites are finished to an exceptional standard with premium Hansgrohe and Ideal Standard Atelier sanitaryware, elegant Porcelanosa wall and floor tiling, vanity units to en-suites and Silestone shelving to the cloakroom and family bathroom. Throughout the home, switches, sockets, door handles and controls are positioned at accessible heights for greater ease of use, while thoughtful finishing touches include spotlights, chrome switches to the ground floor and landing, USB double sockets and double-glazed windows.

The fully electric home is powered by a highly efficient Panasonic air source heat pump and benefits from solar panels and an EV charging point, helping to improve energy efficiency and reduce running costs.

Externally, The Florence features 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. Larger

parking and access arrangements further complement the home's carefully considered design.

Combining elegant design, adaptable living spaces, enhanced accessibility and a luxury specification throughout, The Florence offers a home that is beautifully equipped for modern family living today and thoughtfully prepared for the future.

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
16'2" x 12'0" (4.94 x 3.67)

Kitchen/family/dining area
27'5" x 16'8" (8.38 x 5.09)

Utility
9'9" x 8'1" (2.98 x 2.48)

Boot room
9'9" x 5'2" (2.98 x 1.58)

Ground floor wc
7'2" x 5'4" (2.20 x 1.65)

First floor landing

Principal bedroom and dressing area
20'1" x 13'0" (6.13 x 3.98)

En-suite
10'11" x 8'1" (3.35 x 2.48)

Second bedroom
17'5" x 9'10" (5.33 x 3.01)

En-suite
10'0" x 3'9" (3.05 x 1.15)

Third bedroom
14'6" x 10'6" (4.44 x 3.21)

Fourth bedroom
14'2" x 10'0" (4.32 x 3.05)

Study area
8'9" x 7'0" (2.67 x 2.15)

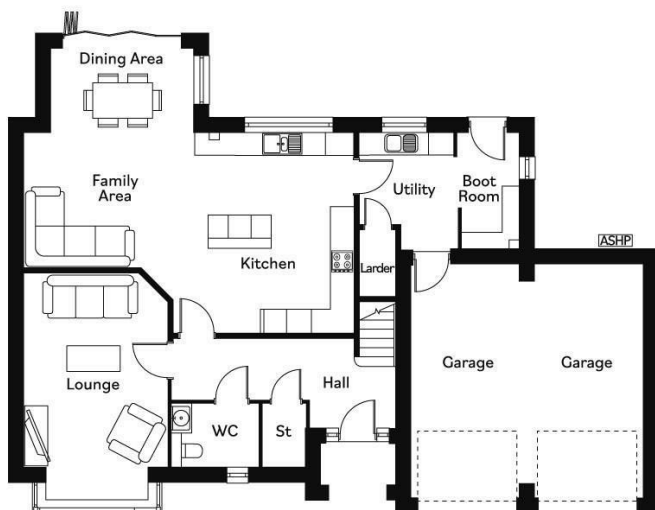
Family bathroom
8'6" x 7'2" (2.61 x 2.20)

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