

Plot 95, Elder Brook Park, Neasham Road, Darlington, DL2 1DL.
£299,995

estates⁴
'The Art of Property'



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Council Tax Band:

** Part exchange available **

** Mortgage subsidy scheme £250 a month for two years **

The Richmond is a stunning detached Four bedroom family home. The open plan kitchen/dining/family area offers the ideal space for socialising with family and friends, while bifold doors lead out onto a private rear garden, creating even more space to enjoy.

There is also a separate lounge and a study downstairs, providing the perfect blend of communal and private spaces to enjoy.

Upstairs, the property features a principal bedroom with fitted wardrobes and an en-suite, as well as three further bedrooms and a family bathroom. Residents can enjoy a HIVE smart meter and fittings from brands like Hansgrohe and Porcelanosa.

EPC RATING: B

These houses are sold on a FREEHOLD basis.

There is an estate management charge of approx.

£110+VAT pa (23/24)

Principal elevation

Hallway

Ground floor w.c

Lounge

16'7" x 10'0" (5.08 x 3.07)

Dining room

10'10" x 9'10" (3.31 x 3.00)

Kitchen/family area

15'2" x 15'1" (4.63 x 4.60)

Utility room

5'7" x 4'11" (1.71 x 1.52)

First floor landing

Principal bedroom

15'2" x 9'3" (4.63 x 2.83)

En-suite

7'7" x 3'11" (2.33 x 1.20)

Second Bedroom

13'8" x 10'10" (4.18 x 3.32)

Third Bedroom

11'10" x 10'2" (3.62 x 3.11)

Forth Bedroom

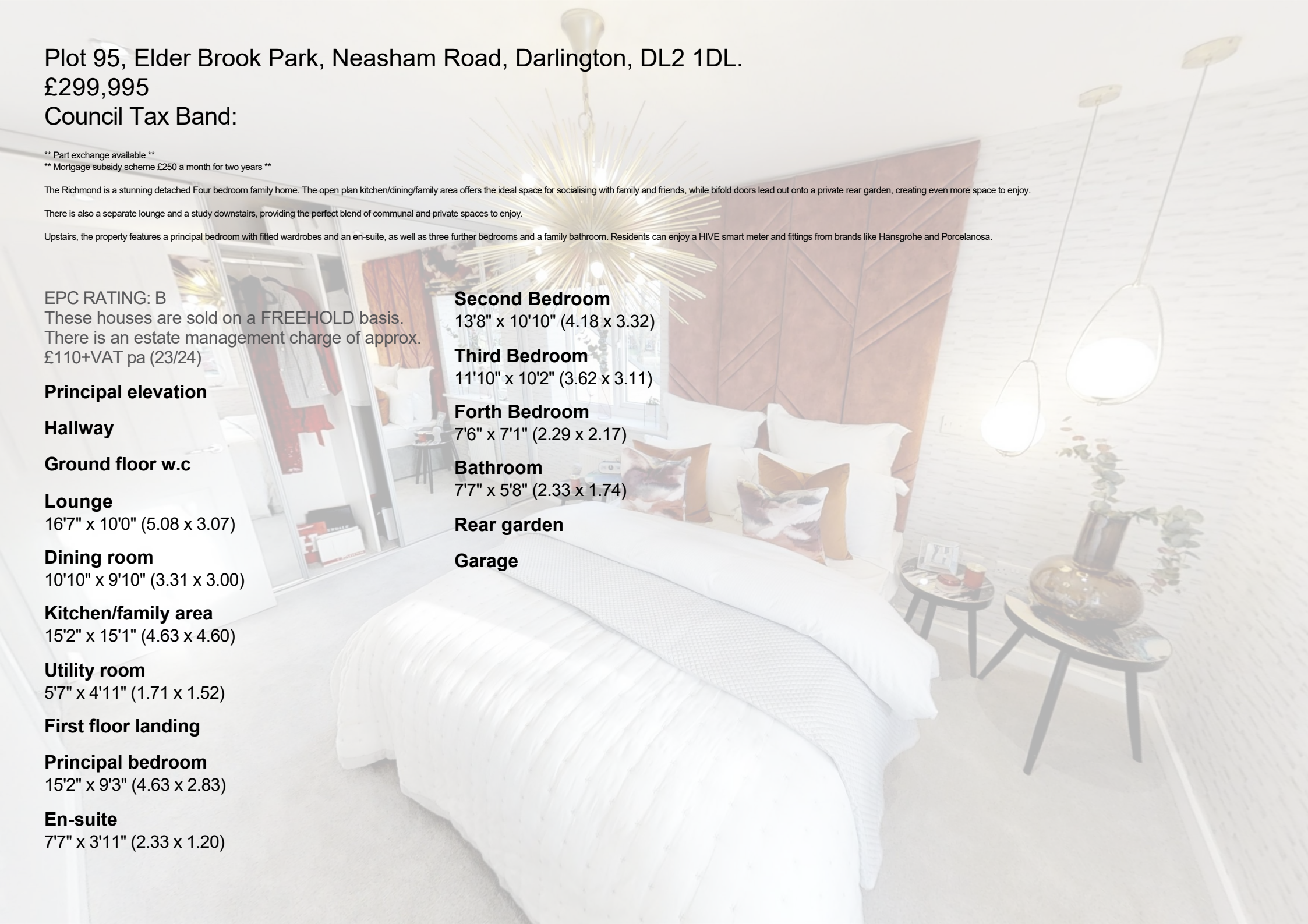
7'6" x 7'1" (2.29 x 2.17)

Bathroom

7'7" x 5'8" (2.33 x 1.74)

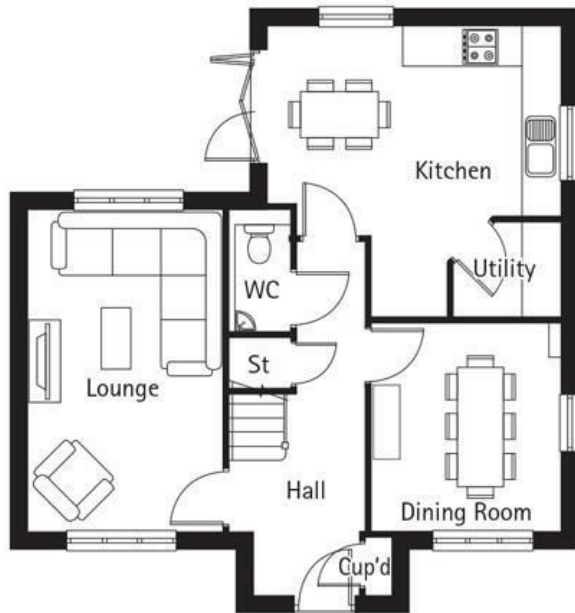
Rear garden

Garage





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