

Plot 1, Elder Brook Park, Neasham Road, Darlington, DL2 1DL.
£339,995

estates⁴
'The Art of Property'



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Council Tax Band:

THE SHOWHOME AT ELDER BROOK PARK HAS FINALLY COME UP FOR SALE - COMES FULLY FURNISHED - INCLUDING DOUBLE GARAGE - VIEWING APPOINTMENT HIGHLY RECOMMENDED AS WE ANTICIPATE DEMAND TO BE HIGH.

** PART EXCHANGE AVAILABLE **

The Southwark is a stunning detached Four bedroom family home with the perfect blend of communal and private spaces to enjoy. 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. There is also a separate lounge, and a ground floor study that's perfect for remote workers.

Upstairs, the property features a principal bedroom with fitted wardrobes and an en-suite, as well as three further bedrooms and a family bathroom. The Shrewsbury comes complete with HIVE heating 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

Lounge

13'7" x 10'11" (4.15 x 3.35)

Study

7'6" x 7'2" (2.29 x 2.19)

Ground floor W/C

Open plan kitchen/dining/family area

23'3" x 16'5" (7.11 x 5.02)

Utility

7'2" x 5'4" (2.20 x 1.65)

First floor landing

Principal bedroom

14'0" x 9'6" (4.29 x 2.91)

En-suite

9'6" x 5'2" (2.91 x 1.60)

Second Bedroom

11'5" x 10'6" (3.50 x 3.22)

Third Bedroom

11'0" x 10'6" (3.36 x 3.22)

Forth Bedroom

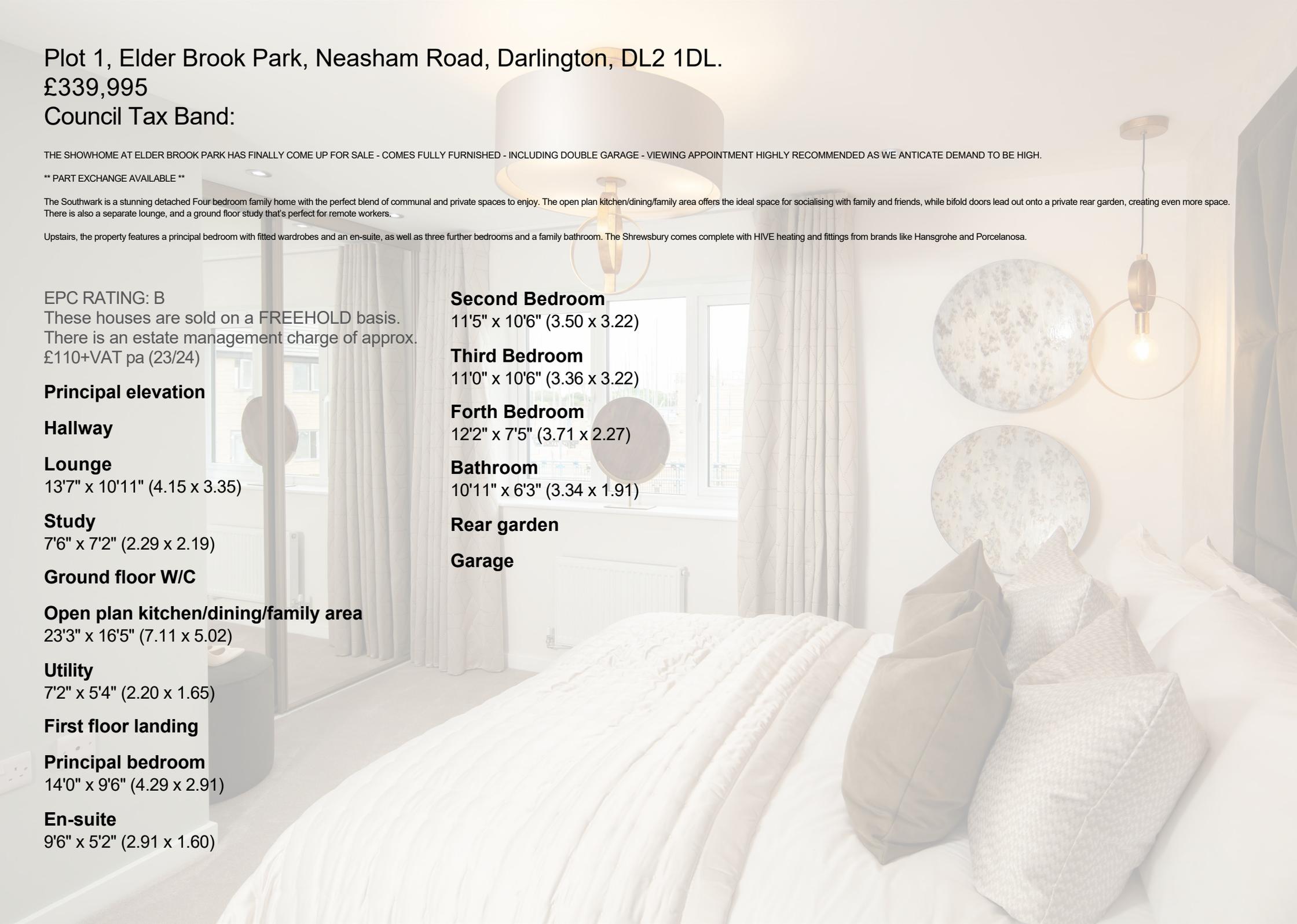
12'2" x 7'5" (3.71 x 2.27)

Bathroom

10'11" x 6'3" (3.34 x 1.91)

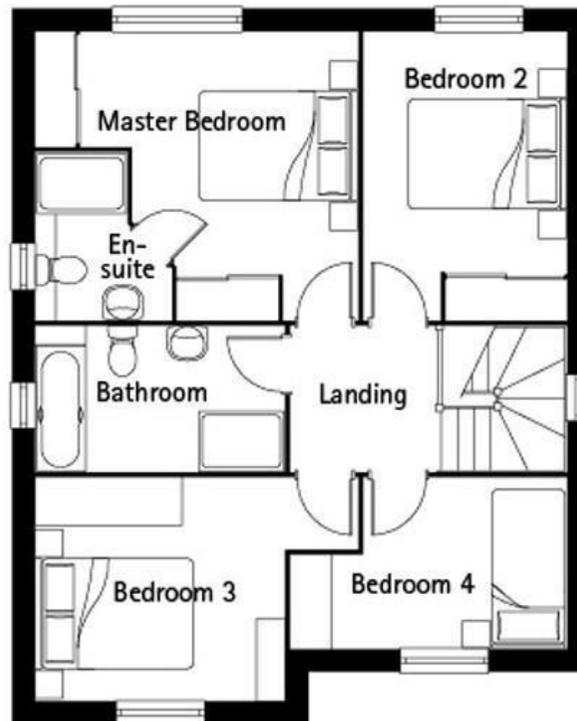
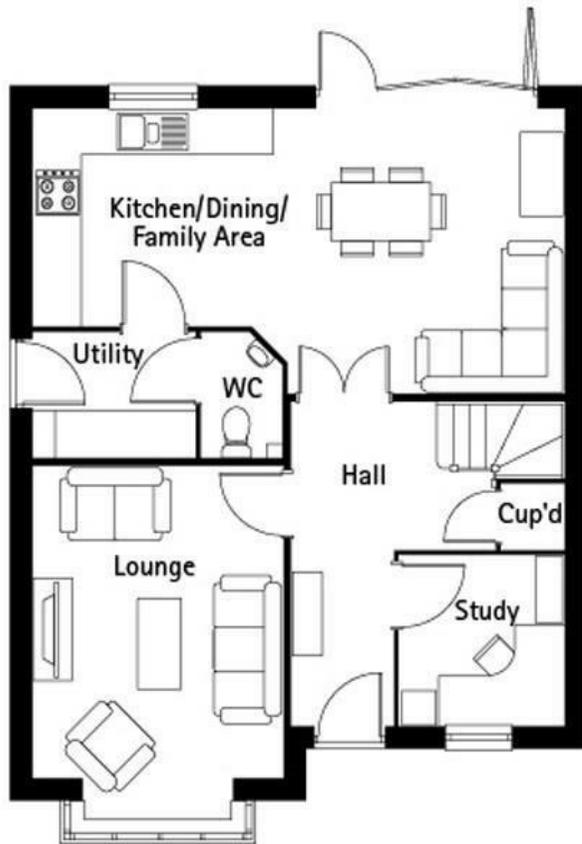
Rear garden

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	