



The Arundel is a perfectly proportioned 4-bedroom home designed with the modern family in mind. The ground floor boasts a spacious front aspect lounge and a stunning open-plan kitchen/dining area with bifold doors to the rear garden. There is also a built-in garage and a handy utility and downstairs cloakroom.

The Arundel comes complete with fixtures from celebrated brands like HIVE, Porcelanosa, Ideal Standard and Hansgrohe. On the first floor, you'll find an elegant master bedroom with a fitted wardrobe and en-suite. There is also a generous family bathroom and three further bedrooms. The layout of the Arundel lends itself perfectly to the flow of family life.

Elder Brook Park, Neasham Road, DL2 1DL  
4 Bed - House - Detached  
£234,995

**ROBINSONS**  
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**ENTRANCE HALL**

**LOUNGE**

13'7" x 10'6" (4.14m x 3.20m )

**KITCHEN / DINING AREA**

18'10" x 9'8" (5.74m x 2.95m)

**UTILITY**

6'3" x 5'3" (1.91m x 1.60m)

**CLOAKS/W.C**

**FIRST FLOOR**

**MASTER BEDROOM**

10'8" x 10'0" (3.25m x 3.05m)

**EN-SUITE**

7'2" x 5'11" (2.18m x 1.80m)

**BEDROOM TWO**

12'2" x 10'2" (3.71m x 3.10m)

**BEDROOM THREE**

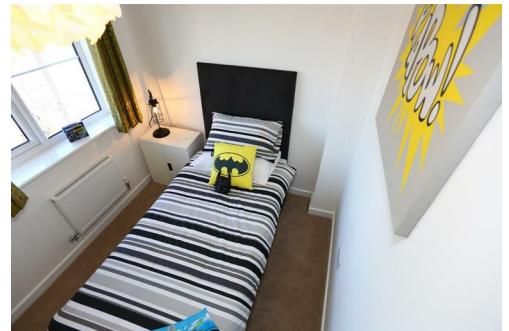
10'2" x 7'4" (3.10m x 2.24m)

**BEDROOM FOUR**

11'4" x 7'10" (3.45m x 2.39m)

**BATHROOM/W.C.**

7'9" x 5'9" (2.36m x 1.75m)



Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

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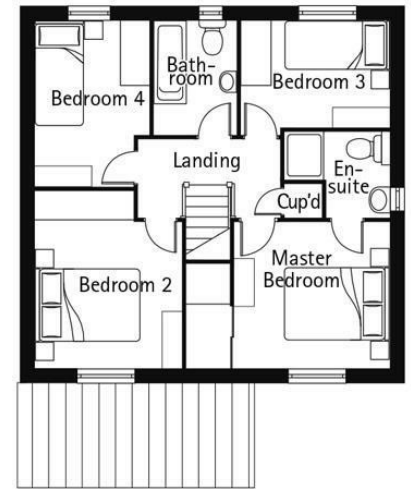
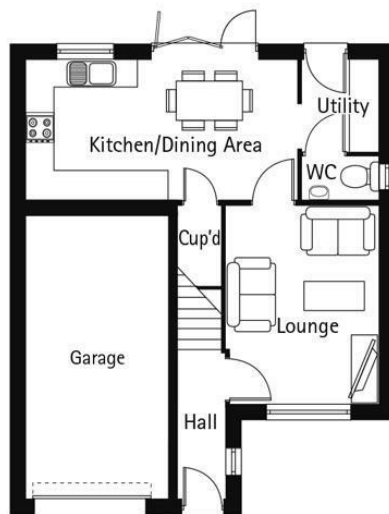
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Dedicated Property Manager



Energy Efficiency Rating		Current	Potential
Most energy efficient - lower running costs			
92-100	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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
10-49	A		
50-79	B		
80-109	C		
110-149	D		
150-179	E		
180-229	F		
230-250	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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DH1 3HL

T: 0191 386 2777 (Sales)

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E: info@robinsonsdurham.co.uk

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19A old Elvet  
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T: 0191 387 3000

E: info@robinsonscs.co.uk

## BISHOP AUCKLAND

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DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

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Royal Corner  
DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

## SPENNYMOOR

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DH16 6QE

T: 01388 420444

E: info@robinsonsspenny Moor.co.uk

## SEDGEFIELD

3 High Street  
TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

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