

The Durham has been laid out with the modern family in mind. An open plan kitchen, dining and family area provides a generous space for relaxing and enjoying time together. This is a home that perfectly combines functionality and sophistication, with a master en-suite, study and freestanding garage.

Stylish bifold doors open out onto a garden at the rear, perfect for the summer months when you want outdoor and indoor spaces to blend together seamlessly.

Throughout the ground floor and first floor, the careful design in this home is evident. Spaces flow freely, allowing each room to work in unison. Functionality is combined with sophistication to make this a home that is flexible enough to deal with a growing family with changing needs. And with a B energy rating this new home outperforms traditional homes built in the 19th and 20th centuries – resulting in a significant saving over the course of a year.

Elder Brook Park, Neasham Road, DL2 1DL

ENTRANCE HALL

LOUNGE

13'5" x 10'8" (4.09m x 3.25m)

KITCHEN/FAMILY/DINING AREA

20'8" x 12'2" (6.30m x 3.71m)

STUDY

7'0" x 6'2" (2.13m x 1.88m)

UTILITY

6'1" x 5'5" (1.85m x 1.65m)

GROUND FLOOR CLOAKS/W.C

FIRST FLOOR

MASTER BEDROOM

11'7" x 9'9" (3.53m x 2.97m)

EN-SUITE

7'10" x 4'7" (2.39m x 1.40m)

BEDROOM TWO

10'10" x 10'6" (3.30m x 3.20m)

BEDROOM THREE

12'4" x 6'8" (3.76m x 2.03m)

BEDROOM FOUR

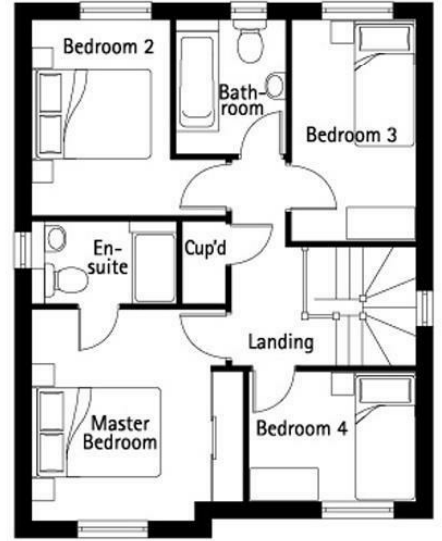
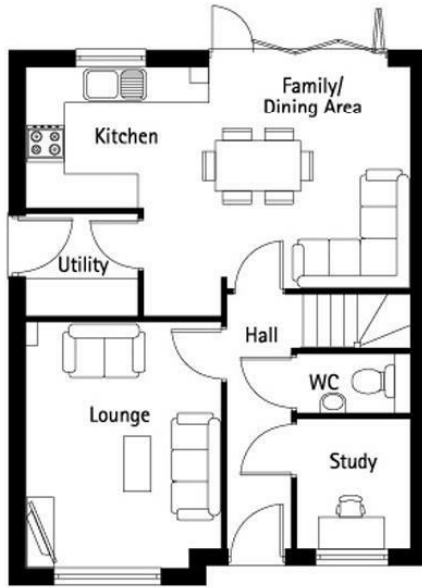
9'0" x 7'1" (2.74m x 2.16m!)

BATHROOM/W.C.

7'5" x 6'0" (2.26m x 1.83m)



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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
B			
C			
D			
E			
F			
G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	