



**** For further enquires and appointments please visit Homes by Esh using the below website address:
<https://www.homesbyesh.co.uk/get-in-touch/> ****

The Norwich is a perfectly-proportioned 3-bedroom home designed for couples, young families and retirees alike. The property has been designed to the highest standard, featuring fixtures from brands such as Porcelanosa, Ideal Standard, Beko and Hansgrohe, as well as a HIVE smart meter.

Downstairs, the Norwich boasts a front aspect kitchen/dining area and a generously-sized lounge at the rear of the property. From the lounge, bifold doors lead out to the rear garden. Meanwhile, the first floor features a stunning master bedroom with fitted wardrobe and an en-suite bathroom. There are also two further bedrooms, a family bathroom and a downstairs cloakroom.

EPC Band B. Freehold basis.

West Park Garden Village, Darlington, DL2 2TS

3 Bedroom - House - Semi-Detached

£209,995

EPC Rating:

Tenure: Freehold

Council Tax Band:

ROBINSONS
 SALES • LETTINGS • AUCTIONS *Tees Valley*

West Park Garden Village, Darlington, DL2 2TS

Open plan kitchen/dining/family area
Bifold doors
Lounge
WC

Master bedroom with en-suite and fitted wardrobes
Bedroom 2
Bedroom 3
Family bathroom

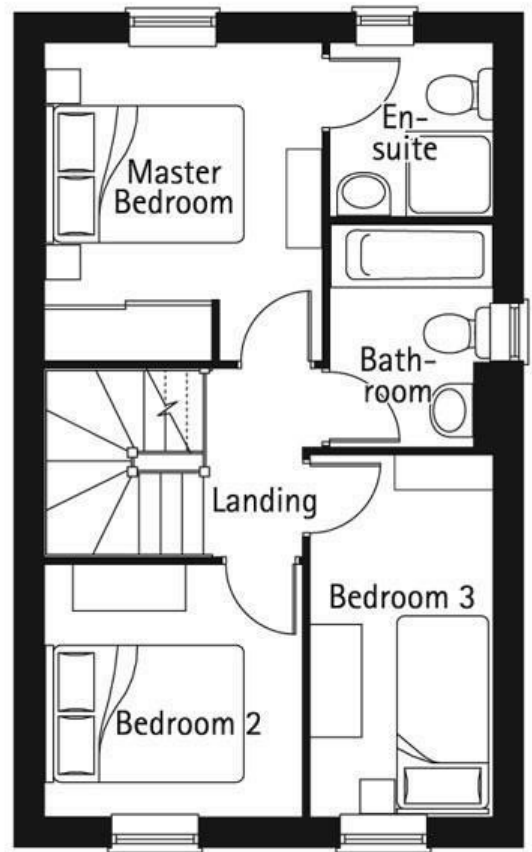
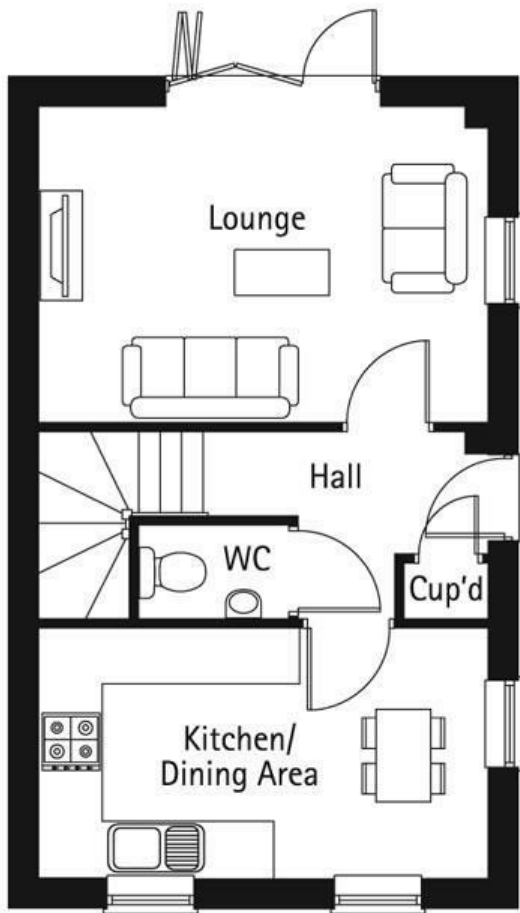


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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons Tees Valley can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons Tees Valley staff may benefit from referral incentives relating to these services.

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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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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