



Lambton Park, St Barnabas Way, DH3 4PD
3 Bed - House - Mid Terrace
DISCOUNT MARKET SALE - Prices From £228,000

EPC Rating: B
Tenure: Freehold
Council Tax Band: New
Build



**SMITH &
FRIENDS**
ESTATE AGENTS

St Barnabas Way

Chester Le Street DH3 4PD

*** DISCOUNTED MARKET SALE HOME ***

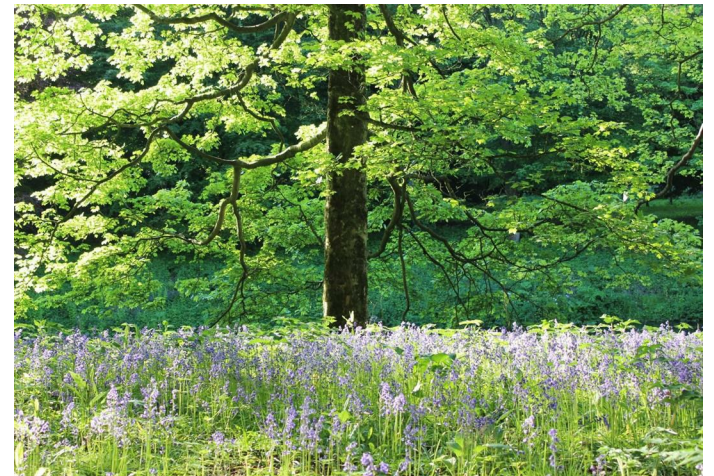
Lambton Park is an award winning, truly unique development of inspirational homes, retail, office and business workspace together with community uses set within one of County Durham's true hidden gems. Lambton Park lies approximately 1 mile from J63 of the A1(M) providing immediate road links to Newcastle (North) and Durham (South). Access to the A690 is available via Houghton Le Spring linking with Sunderland and the A19 within a short driving distance.

Located in the heart of the North East of England, Lambton Park has some of the most beautiful landscape in the country on its doorstep and a world of intrigue and history waiting to be discovered. You will have access to 14km of permissive access routes providing a mixture of woodland and countryside walks with exceptional views across the estate, as well as access to the residents-only area, known as The Paddocks. Over 1000 acres of Historic Park and woodland provides an oasis of calm and tranquillity on the edge of the urban fringe, set against a back drop of dramatic views of Lambton Castle.

Discount Market Sale (DMS) are homes that can be purchased (by eligible purchasers) at a 20% discount of the open market price. That discount exists in perpetuity and would be passed on to all future owners of the home.

The property offers many features, from low energy light fittings, EV charging point, Air Source Heat Pumps and off-street parking with allocated driveway.

*** Photos are for Illustration Purposes Only. Contact Smith & Friends Darlington for further information. ***









Ground floor

○ Kitchens

Symphony Konzept range finished in contrasting Hacienda Grey Driftwood and Hacienda Platinum with soft close hinges and Arctic White laminate worktops.

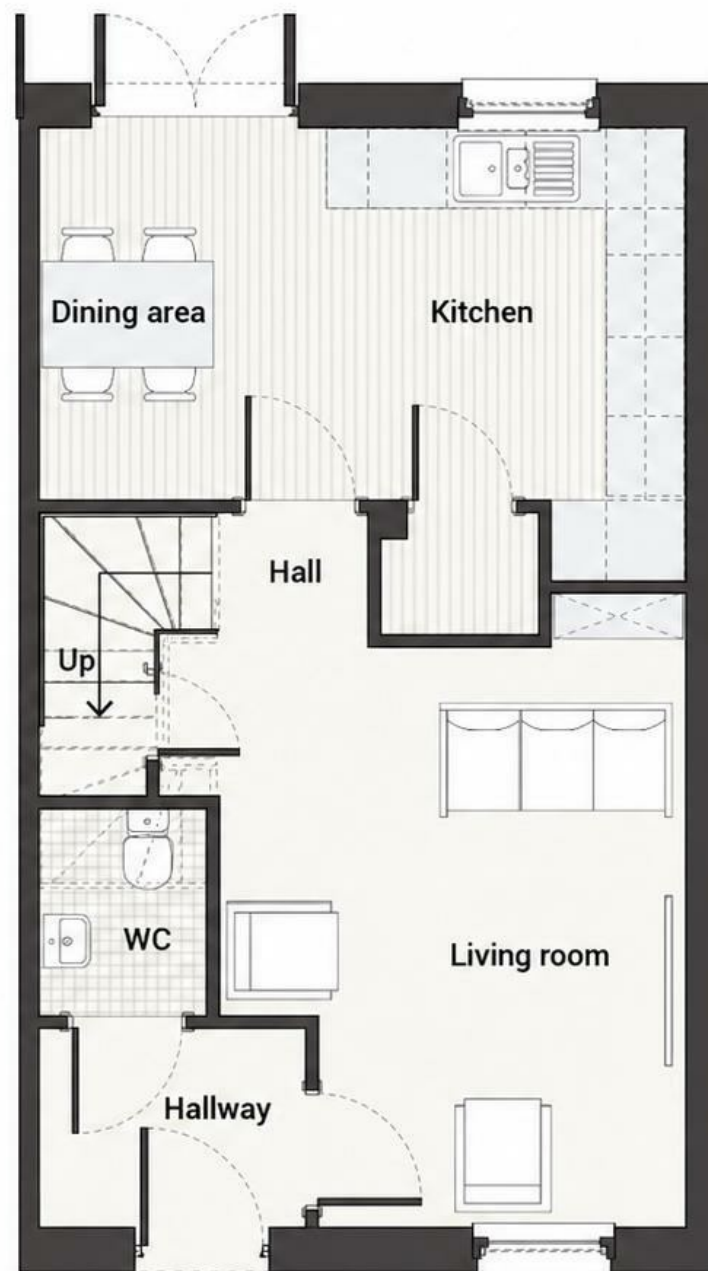
○ Appliances

Fitted Oven, Hob and Extractor with Dishwasher space provided.

○ Flooring

Novilon Vinyl Flooring to kitchen.

Room	Feet	Metres
Kitchen/Dining	16ft x 8.8ft	4.9m x 2.7m
Living Room	12.7ft x 15.4ft	3.9m x 4.7m
W.C.	3.9ft x 4.9ft	1.2m x 1.5m



House type A end terrace, Plot no. 09

Please note: The floor plan shown represents one of two different house types available; please [visit the website](#) to see floor plans for all plots.

First floor

○ Bathroom

Ideal Standard Sandringham sanitaryware. Roca overbath shower and shower screen.

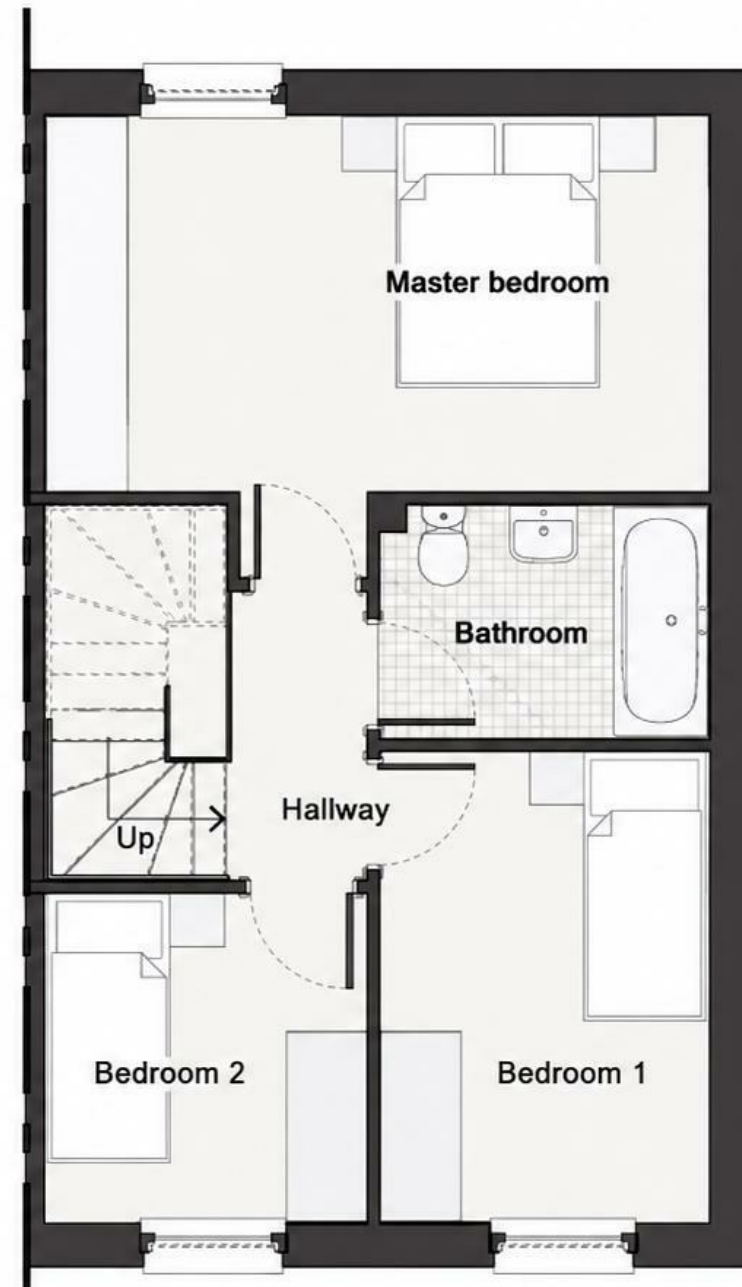
○ Flooring

Novilon Vinyl Flooring to bathroom.

○ Tiling

Knole Concept White tiles to bath/shower and wash hand basin.

Room	Feet	Metres
Master Bedroom	16ft x 8.8ft	4.9m x 2.7m
Bedroom 1	7.8ft x 11.1ft	2.4m x 3.4m
Bedroom 2	7.5ft x 7.8ft	2.3m x 2.4m
Bathroom	7.8ft x 5.5ft	2.4m x 1.7m



House type A end terrace, Plot no. 09

Please note: The floor plan shown represents one of two different house types available; please [visit the website](#) to see floor plans for all plots.

Plot	House Type
------	------------

- | | |
|----|----------------------|
| 3 | Type A semi-detached |
| 4 | Type B semi-detached |
| 5 | Type B semi-detached |
| 6 | Type A semi-detached |
| 7 | Type A semi-detached |
| 8 | Type A semi-detached |
| 9 | Type A end terrace |
| 10 | Type A mid terrace |
| 11 | Type B end terrace |



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. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

7 Duke Street, Darlington, Co. Durham, DL3 7RX
Tel: 01325 484440
darlington@smith-and-friends.co.uk
www.smith-and-friends.co.uk



**SMITH &
 FRIENDS**
 ESTATE AGENTS