



Sans Pareil Square

A SELECTION OF ARTS & CRAFTS STYLE HOMES

Bussey & Armstrong Homes in Darlington Since 1912

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LOCATION

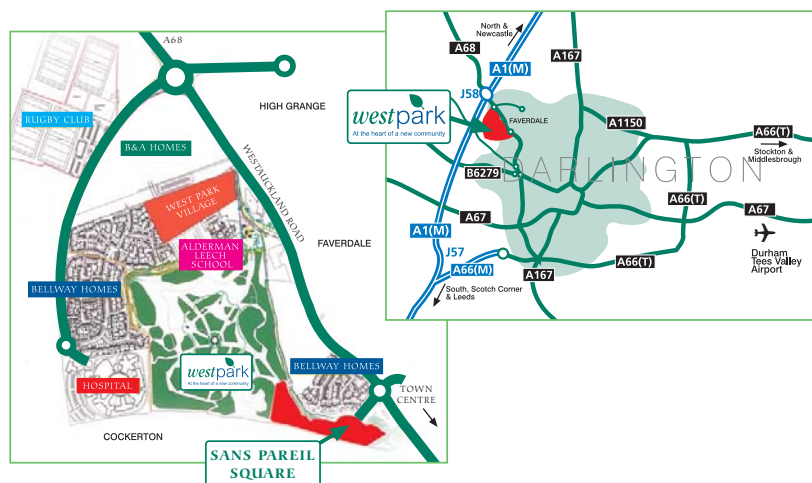
Darlington is a vibrant and picturesque market town at the Gateway to the Tees Valley.
West Park Village is located approximately 1.5 miles west of Darlington Town Centre and within 1/4 mile of Junction 58 of the A1(M) motorway. Sans Pareil Square is situated along George Stephenson Drive off the A68 West Auckland Road providing excellent connections to the local road networks including the A1(M), A66 Tees Valley and A66 to the Lake District.

LOCAL AMENITIES

Within a few minutes walk to West Park Village centre you will find the following amenities - Alderman Leach Primary School and Co-op convenience store. A Doctors Surgery, Children's Nursery and a Community Centre are planned with a new public house 'The White Heifer That Travelled' opening in 2006.

THE DEVELOPMENT

Architect designed and traditionally constructed 'Voysey Style' homes with high quality facing brickwork, feature details and bay windows. All are built to the latest high standards and offered with NHBC 'Buildmark' 10 year structural guarantee. The dwellings are designed to be easy and economical to maintain.



Sales: 01325 365717 Office: 01325 462137 www.busseyarmstrong.co.uk

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WEST PARK, DARLINGTON



House types

A	Alston	4 bed Detached Townhouse
B	Balder	4 bed Cottage
C	Cotherstone	4 bed Detached/Link
D	Deepdale	4 bed End Cottage
E	Eggleston	4 bed Townhouse
F	Forcett	4 bed Townhouse
G	Grassholme	4 bed Cottage
H	Harwood	3 bed Semi-detached
K	Kirk	2 bed Cottage
L	Lartington	3 bed Semi-detached/Cottage
M	Mickleton	4 bed Townhouse
N	Newbiggin	3 bed End Cottage
R	Romaldkirk	4 bed Detached
S	Selset	4 bed Townhouse
T	Teesdale	4 bed End Cottage

Specifications - What We Include

So often the hidden costs mount up when you move home. We take care of most of the extras by providing as standard:

- Heat-saving, money-saving insulated block walls, roof space and ground floor.
- Efficient low-cost Gas Warm central heating - energy efficient boilers.
- Sheer frame Double glazed UPVC windows with night ventilator and night security stays for extra ventilation.
- 'Masterdor' secure entrance door meets Durham Constabulary 'Secured by Design' standards.
- Swedish internal door sets in white rustic finish with chrome door furniture.
- Plaster finished ceilings and walls.
- Ample power points, TV and telephone point.
- Fully fitted kitchen units with ample worktop space.
- Stainless steel sink and drainer.
- Stainless steel cooker and hob with extract ventilation.
- Ideal Standard bathroom fittings.
- Wall fan in bathrooms
- Generously tiled walls - showroom selection.
- Landscaped front garden and top soiled rear gardens.
- NHBC 'Buildmark' Cover (10 years)
- Security alarm system.
- Garage as plan - refer to price schedule

Options - we appreciate that there are some things you may still feel necessary and offer the following as optional extras at additional cost, subject to construction stage.

- Waste disposal unit.
- Security alarm can be connected to a central control station.
- Bathroom accessories - colour coordinated.
- Additional sockets, TV aerial outlets, BT outlet, kitchen lights and computer links.
- Fitted wardrobes.

These particulars and dimensions are set out as a general outline only for the guidance of intending purchasers. They do not constitute, nor constitute part of, an offer or contract and are not intended to induce same. Intending purchasers must satisfy themselves as to the correctness of them. Internal layouts and window positions may vary depending on plot.