

Neasham Road, Hurworth Moor, Darlington, DL2 1PY  
Offers in the region of £240,000

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'The Art of Property'





# Neasham Road, Hurworth Moor, Darlington, DL2 1PY

## Offers in the region of £240,000

### Council Tax Band: A

'The Ponderosa', an exquisite detached timber lodge on the highly sought-after 'Hurworth Springs' park-home development in the Hurworth Moor area, with only a five minute drive to Darlington. Spanning an impressive 1023 square feet, this property boasts spacious and well-appointed accommodation, making it an ideal retreat for those seeking comfort and style.

The home features two generous double bedrooms, each equipped with contemporary ensuites, ensuring privacy and convenience for residents and guests alike. The heart of the home is the full-width lounge, measuring an impressive 21 feet, which overlooks the beautifully maintained rear garden and offers stunning views of the unspoilt fields and countryside beyond. This serene setting provides a perfect backdrop for relaxation and entertaining.

The property also benefits from generous parking facilities, adding to the convenience of this delightful home. As one of the largest lodges on the site, it commands arguably the best plot, allowing for a sense of space and tranquillity that is hard to find elsewhere.

With its modern refitted kitchen and thoughtful design, this is not just a home; it is a lifestyle choice that embraces the beauty of rural living while remaining close to the amenities of nearby towns and villages. Whether you are looking to downsize or simply seeking a peaceful retreat, this property is sure to impress.

Benefiting from uPVC double glazing, with some enjoying ornate shutters, plus wooden double glazed Velux windows, and gas central heating via a Worcester Combi boiler.

Annual service charge/ground rent for 2025/26 - £3,405 Paid by the current clients to cover up to March 2026.

In brief the accommodation comprise: entrance/utility room on arrival, opening to an inner hallway, Cloak/WC, dining room with pleasant open aspects of both the kitchen and lounge ideal for entertaining. The beautifully appointed kitchen has been refitted to an extremely high standard with

integrated appliances, gas hob, oven, microwave, fridge/freezer, and dishwasher. The dining room flows seamlessly to the large principal reception room with a feature fireplace and sliding doors to the garden. Two double bedrooms, the principal bedroom with a built-in wardrobe and luxurious ensuite with double walk-in shower and roll top bath. Secondary bedroom enjoys a dressing area and ensuite shower room.

Externally, 'The Ponderosa' lodge commands a favourable plot with well tended gardens and a generous driveway running to the left-hand side, allowing parking for multiple vehicles. The rear garden is a must see, with mature flower borders, raised decking and stunning peaceful views over adjoining fields and countryside.

Please note:  
Council tax Band - A  
Tenure - Freehold  
EPC Rating: Not required  
Total sq ft to be considered guide only.

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Disclaimer:  
These particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) with the intention of providing a fair and accurate guide to the property. They do not constitute or form part of an offer or contract nor may they be regarded as representations, all

interested parties must themselves verify their accuracy. No tests or checks have been carried out in respect of heating, plumbing, electric installations, or any type of appliances which may be included.

#### Principal Elevation

#### Entrance/Utility Room

5'6" x 7'4" (1.70 x 2.24)

#### Inner Hallway

#### Lounge

21'5" x 12'5" (6.54 x 3.80)

#### Dining Room

10'2" x 10'5" (3.10 x 3.19)

#### Kitchen

10'2" x 10'5" (3.10 x 3.18)

#### Cloak/WC

4'1" x 6'10" (1.26 x 2.10)

#### Principal Bedroom

10'6" x 11'4" (max 13'8") (3.21 x 3.46 (max 4.19))

#### Ensuite Bath/Shower Room

7'9" max x 10'1" (2.38 max x 3.09)

#### Second Bedroom

10'5" (max 11'5") x 10'4" (3.19 (max 3.48) x 3.15)

#### Dressing Area

7'5" x 2'9" (2.27 x 0.84)

#### Ensuite Shower Room

7'5" x 4'1" (2.27 x 1.25)

#### Rear Garden

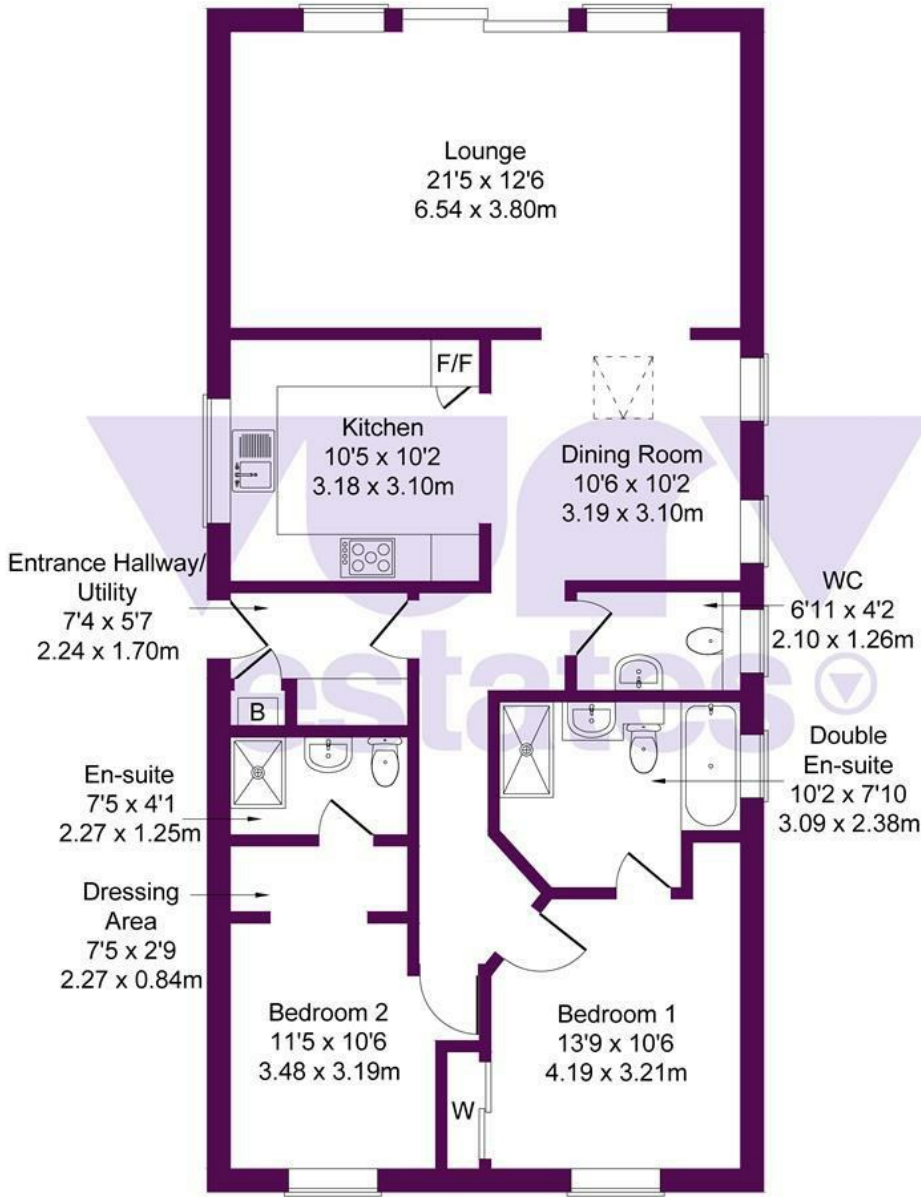






# Hurworth Springs, Hurworth Moor, DL2 1PY

Approximate Gross Internal Area: (1023 sq ft - 95 sq m.)



Not to Scale. Produced by The Plan Portal 2025  
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**estates**<sup>LT</sup>  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		