



Ann Cordey
ESTATE AGENTS

Omar Newmarket Walworth Castle Country Park, Heighington,
Darlington, DL2 2TX
Coming soon £175,000



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BRAND NEW PARK HOME - (40'x20') | SHOW HOMES AVAILABLE TO VIEW | FABULOUS COUNTRY LOCATION | PART EXCHANGE AVAILABLE | OVER 50's | CUSTOMIZATION AVAILABLE | EXCELLENT TRANSPORT LINKS | SECURE GATED SITE | ON SITE PUB/RESTAURANT

THE OMAR NEWMARKET - this 40'x 20' Luxury Park Home offers spacious living on one floor, with Two Bedrooms, one with an en suite. As well as a main Bathroom. The living area is a great mix of open plan and cozy living. All fixtures and fittings are of the highest quality and the Kitchen is fitted with a range of integral appliances.

Each Home comes with its own plot which can be chosen upon reservation, on these plots outdoor storage can be added.

WALWORTH CASTLE COUNTRY PARK is located in a stunning spot in the heart of the English countryside, between Darlington and Bishop Auckland. There are a host of amenities accessible in as little as two miles. There will also be a pub/restaurant on site which is currently undergoing refurbishment.

Please note the site fees are £3,363.60 per year.

KITCHEN

11'3" x 9'6" (3.44 x 2.92)

LOUNGE/DINER

20'2" x 12'5" (6.17 x 3.79)

BEDROOM ONE

9'4" x 8'10" (2.85 x 2.70)

DRESSING ROOM

2'9" x 4'1" (0.86 x 1.26)

BEDROOM TWO

9'8" x 9'3" (2.96 x 2.82)

BATHROOM

6'6" x 5'11" (2.00 x 1.81)

ENSUITE

7'2" x 5'9" (2.19 x 1.77)





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	

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

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

These particulars do not constitute, nor constitute part of, an offer or contract. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Ann Cordey, or any other person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. All measurements are approximate.



13 Duke Street, Darlington, County Durham, DL3 7RX
 Tel: 01325 488433
 Email: sales@anncordey.com
 www.anncordey.com



