



VENTURE
PLATINUM

Walworth Country Park | Darlington
£159,950



We are delighted to offer to the market this fantastic two bedroom property, which caters for the over 50's. The location is perfectly situated in a gated community in the heart of County Durham, just outside of the affluent village of Heighington, which you can have the best of both worlds: an abundance of amenities and services just minutes away, as well as stunningly peaceful countryside all around. The current owner has spared no expense on the tasteful interior design and the home comes with many upgrades throughout.

The bustling towns and cities of Darlington, Durham and Hartlepool are just a short drive and offer fantastic shopping, fine dining and a multitude of historical heritage & culture sites to explore and discover.
Darlington - 10 minutes, Durham - 25 minutes, Stockton on Tees - 25 minutes, Hartlepool - 35 minutes, Durham Heritage coast - 40 minutes.

In brief the accommodation comprises: of an entrance hallway, spacious lounge with lots of windows allowing natural light, a modern kitchen/dining area with an excellent range of units, split level cooking facilities, sink unit and space for a table. There are two bedrooms, one with dressing room/study facilities. There is also a good sized bathroom/w.c. with panelled bath, wash hand basin set in a vanity unit, w.c. and chrome towel radiator. This particular home also has two parking bays either side of the plot with wrap around decking area overlooking the pleasing countryside.

Entrance Hall

Upvc door to the side, radiator and storage cupboard.

Lounge /Diner 5.74m x 5.33m (max) (18'10 x 17'6 (max))

Upvc double glazed windows to the rear and side, french doors, two radiators, fire surround with electric fire.

Lounge Area: 17'6 x 10'8

Dining Area: 8 x 8

Kitchen 3.68m x 2.41m (12'1 x 7'11)

Upvc double glazed window to the side, fitted with a range of wall, base and drawer units, contrasting work surfaces, stainless steel sink, eye level oven, 4 ring gas hob, integrated fridge/freezer, integrated washer and integrated dishwasher.

Utility Area

Fitted with wall, base and drawer units, contrasting work surfaces, stainless steel sink unit, radiator and upvc door to the side.

Bedroom 1 3.51m x 2.77m (11'6 x 9'1)

Upvc double glazed window to the side, radiator.

Dressing Room

En-Suite

Upvc double glazed window to the front, fitted with a suite comprising shower cubicle, low level wc, wash hand basin, towel rail..

Bedroom 2 2.79m x 2.79m (9'2 x 9'2)

Upvc double glazed window to the side, radiator.

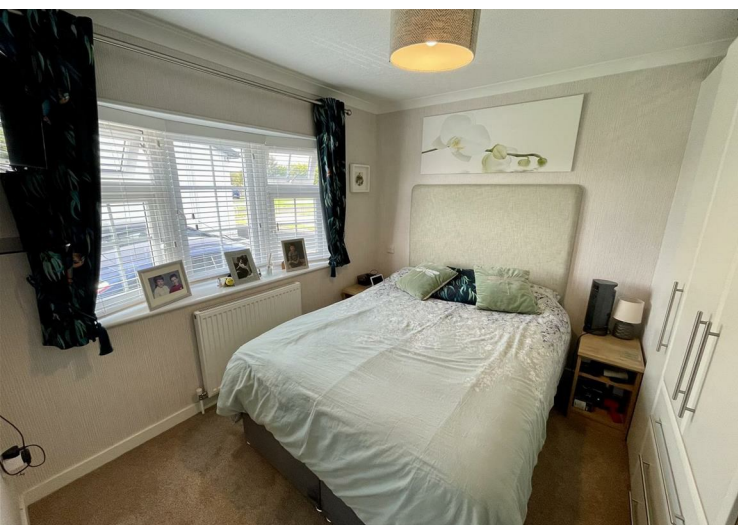




Study 1.78m x 1.52m (5'10 x 5)
Upvc double glazed window to the side, radiator

Bathroom
Upvc double glazed window to the side, fitted with a suite comprising bath, low level wc, wash hand basin and towel rail.





Externally

The home stands on a prime plot with parking for two cars and views over the open countryside.

Fees

There is a monthly pitch fee payable. Water is included in the pitch fee.

Council Tax

Band A

Note

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us

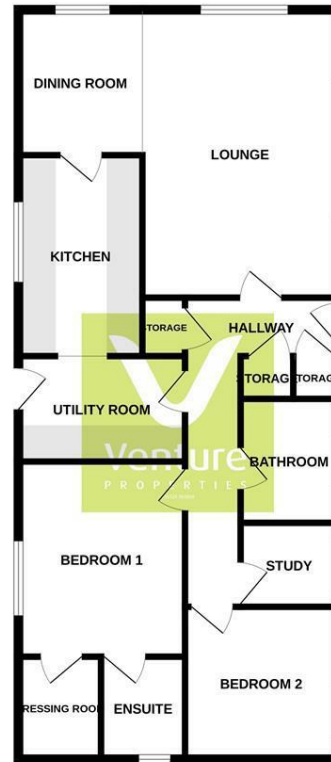


and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house



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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

45 Duke Street, Darlington, County Durham,
DL3 7SD

01325 363858
www.venturepropertiesuk.com