





"Hurworth Springs", dreaming of a peaceful life in a countryside location?

With no through traffic or strangers and a vigilant neighbourhood watch, both you and your property are safe and secure.

Hurworth Springs Country Park is an exciting development in the parish of Hurworth. An exclusive, gated community, positioned close to the market towns of Darlington, benefiting from the peace and tranquillity of neighbouring villages Neasham, Hurworth and Croft.

The residential homes are spacious and fully furnished with stylish interior design throughout. In brief the accommodation comprises open plan living area with French doors leading onto a decked patio, kitchen/breakfast room area, two bedrooms, one with en-suite shower room/WC, further shower room/WC. Our homes include UPVC decking, garden shed and paved driveway. VIEWING BY APPOINTMENT ONLY. 01325 357807







- Countryside location
- Own garden area and parking
- Open plan living
- Far reaching views
- Two Bedrooms, master with ensuite.
- Private and secure site

**GENERAL INFORMATION:**  
Tenure: Freehold  
Services: Gas LPG central heating, mains electric, water and drainage.  
Double glazing  
All ground maintenance and water £3400 per annum.  
Local Authority: Darlington Borough Council (Tax Banding A)















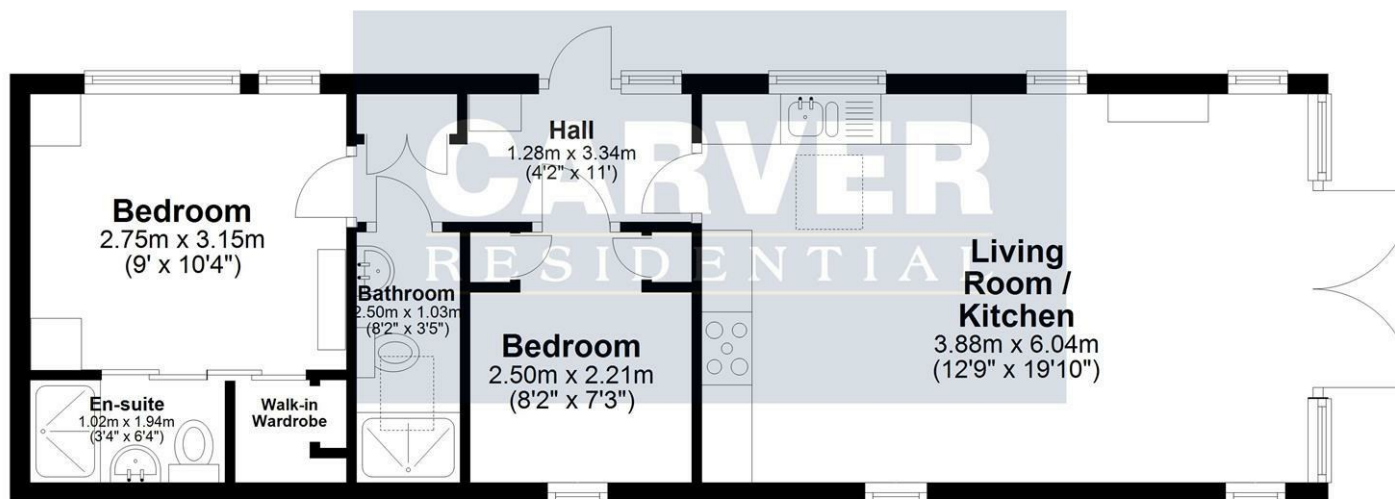




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
81-91 <b>A</b>		
61-80 <b>B</b>		
41-60 <b>C</b>		
21-40 <b>D</b>		
1-20 <b>E</b>		
1-10 <b>F</b>		
1-5 <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

## Ground Floor

Approx. 49.4 sq. metres (531.6 sq. feet)



Total area: approx. 49.4 sq. metres (531.6 sq. feet)

**9 Hurworth Springs, Neasham Road, Hurworth Moor, Darlington**

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There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.  
The fee is up to 1% but a typical fee is 0.3% of the amount borrowed

MAB 6202



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**PROTECTED**



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