



## Walworth Country Park

Heighington DL2 2XT

Offers Over £150,000







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# Walworth Country Park

## Heighington DL2 2XT



- Two Bedroom "Ormar 40' x 20' style" Park Home
- Main Bedroom With Dressing Room
- Over 50's Development

- Stunning Interior
- Two Parking Bays
- Pets Allowed

- Upgraded Bathroom
- Countryside Views
- Must Be Seen Internally

Nestled within the serene surroundings of Walworth Country Park, this charming house offers a delightful opportunity for those aged over 50 seeking a tranquil yet accessible lifestyle. The property is designed for year-round living, making it an ideal choice for individuals or couples looking to embrace a low-maintenance lifestyle in a welcoming community.

As you step inside, you will be greeted by a stunning interior that has been thoughtfully upgraded, which adds a touch of luxury to everyday living. The open plan lounge and dining room create a spacious and inviting atmosphere, perfect for entertaining guests or enjoying quiet evenings at home.

The main bedroom features a convenient dressing room, providing ample storage and a touch of elegance. Additionally, the property includes a designated parking bay, ensuring ease of access for residents and visitors alike.

With pets welcome, this home is not only a place to live but a community where you can truly feel at home. The peaceful countryside setting enhances the overall appeal, making it a perfect retreat from the hustle and bustle of everyday life. Local amenities are on hand, with Heighington Village, Piercebridge Farm Shop and Archer's Ice Cream parlour all close by.

This property is a must-see for anyone looking to enjoy a gorgeous interior and a supportive community in a beautiful rural location. Don't miss the chance to make this lovely house your new home.

### Lounge/Dining Room

Situated to the front and side with double glazed French doors opening out onto the pleasing decking area, double glazed windows to the front and side elevation and central heating radiator.

### Kitchen Breakfast Room

Situated to the side with a quality range of wall, and floor units with contrasting work surfaces, integrated electric oven, microwave and hob with overhead extractor, integrated dishwasher, integrated fridge/freezer, breakfast bar area, sunken spots, double glazed window and side door. Store cupboard.

### Main Bedroom

Situated to the rear being a good double room with double glazed window, central heating radiator and access opening up into :

### Dressing Room

Situated off the main bedroom with a quality range of wardrobes with hanging and storage space, dressing table and double glazed window to side elevation.

### Bedroom Two

Being another good double room with double glazed window to side elevation, central heating radiator and fitted robes with hanging and storage space.

### Bathroom/W.C.

With a modern suite comprising panelled bath, wash hand basin set within a vanity unit, low level W.C. Chrome towel feature radiator, explain unit and double glazed window to side elevation.

### Outside

The property occupies a prime position with a wrap around decked area which enjoys fantastic views overlooking the surrounding countryside. There are two designated parking spaces, while the grounds are designed for low maintenance, featuring artificial grass and composite grey fencing. A useful metal shed measuring 8' x 6' provides additional outdoor storage.

### Fees

The park home has a pitch site fee payable monthly of which is transferable from the current owner at a fantastic rate of £173 per month. Water is included in the pitch fees.

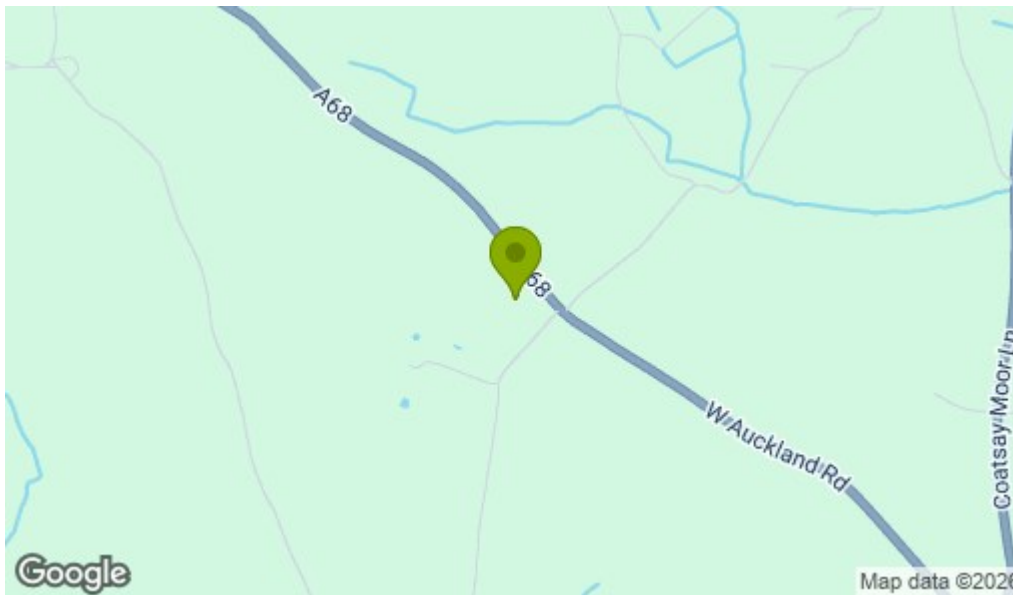
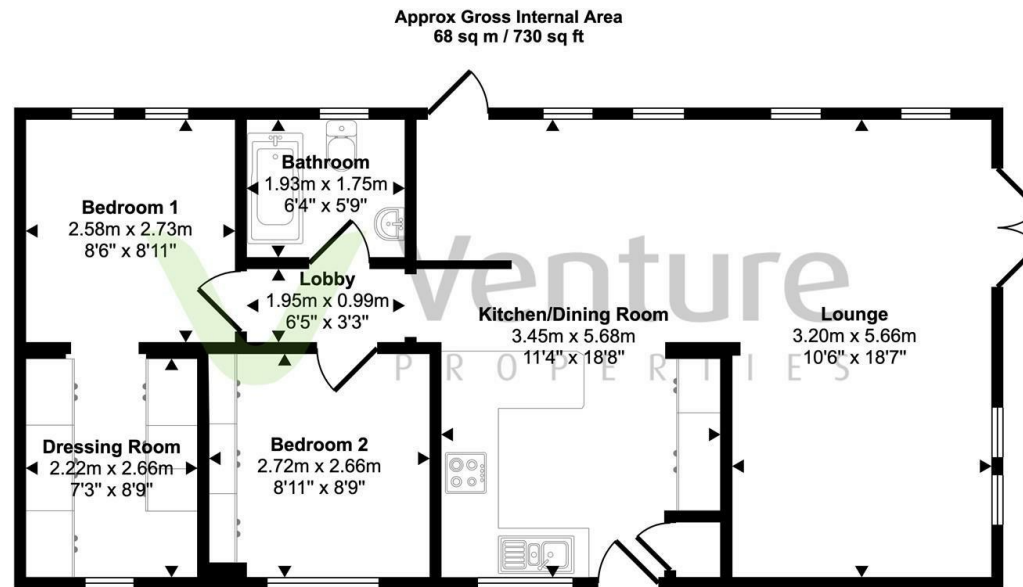
### Property Details

Local Authority: Darlington  
Council Tax Band: A  
Annual Price: £1,581  
Conservation Area: No  
Flood Risk: Very low  
Floor Area: 0 ft 2 / 0 m 2  
Plot size -  
Mobile coverage  
EE  
Vodafone  
Three  
O2  
Broadband  
Basic

3 Mbps  
Superfast  
31 Mbps  
Satellite / Fibre TV Availability  
BT  
Sky

### 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.



Measurements of rooms, doors, windows, and any items are approximate. Icons of items such as bathroom suites are representations only and not to scale. Made with Made Snappy 360.

## Property Information

01325 363858

45 Duke Street, Darlington, County Durham, DL3 7SD  
sales@venturepropertiesuk.com