



\*\* GATED COMMUNITY FOR OVER 50's \*\*\* MODERN, STYLISH INTERIORS \*\*\* KITCHEN APPLIANCES \*\*  
\*\* PET FRIENDLY \*\*\* NO ONWARD CHAIN \*\*

\*\* £10,000 reduction from original purchase price \*\* This is a 45' x 20' size park home.

Due to a re-location this is a reluctant move for the present owner of this beautiful two bedroom modern park home set in lovely countryside within easy reach of Darlington and Newton Aycliffe. There are excellent transport links close by and local shops and amenities within easy reach.

It offers a safe, secure environment for the over 50's which offers a village feel and community. The large, spacious plots have private decking and include tasteful decoration and kitchen appliances.

The property benefits from uPVC double glazing, central heating, en-suite facilities and a study. There are bespoke design options and an internal viewing is recommended to appreciate this accommodation.

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, stainless steel sink unit and space for a table and chairs. There are two bedrooms, one with en-suite shower room comprising of a spacious shower cubicle, wash hand basin set in a vanity unit and low level w.c. 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 a study. There is a decking area overlooking countryside.

**Walworth Country Park, DL2 2XT**  
**2 Bed - Park Home**  
**Offers In The Region Of £135,000**

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ENTRANCE HALL

LOUNGE

KITCHEN/DINING AREA

BEDROOM

EN-SUITE

BEDROOM

STUDY AREA

BATHROOM/W.C.

DECKING AREA

FRONT EXTERNAL



Every care has been taken with the preparation of these particular, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

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## Walworth Country Park

Approximate Gross Internal Area  
823 sq ft - 76 sq m



### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2021

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(70-80) C		
(55-69) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(70-80) C		
(55-69) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

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