



Nestled amidst rolling hills, this charming Residential park park home offers an idyllic escape with breath-taking views over open countryside. The property features a spacious open-plan living area, complete with large windows that flood the space with natural light and enhance the vaulted ceilings and provide uninterrupted vistas of the surrounding landscape. Step outside onto the private deck, the perfect spot for morning coffee or evening sunsets, where the panoramic views of lush meadows and distant woodlands create a sense of peace and tranquillity.

Inside, the home boasts modern interiors with a cozy, welcoming atmosphere. A well-equipped modern kitchen diner and comfortable living space invite you to relax and unwind, while the master bedroom with en-suite offer a serene retreat with views of the countryside right. The additional bedroom is ideal for guests with its own bathroom in addition there is a study come dressing room.

Located in a peaceful, rural setting, the park home combines the beauty of nature with modern comfort. Whether you're watching wildlife in the nearby fields or enjoying leisurely walks through the countryside, this home provides a unique blend of seclusion and natural beauty, making it an ideal retreat for those seeking a peaceful, scenic lifestyle away from the hustle and bustle of city living.

Please Note: Council Tax Band A
Please contact Smith & Friends to arrange a viewing.

Walworth Country Park, Heighington, DL2 2XT

2 Bed - Park Home

£185,000

EPC Rating:

Council Tax Band: A

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

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Kitchen/ Dining Room
18'10" x 11'10" (5.76m x 3.63m)

Lounge
18'10" x 11'10" (5.76m x 3.63m)

Bedroom
10'7" x 9'1" (3.25m x 2.77m)

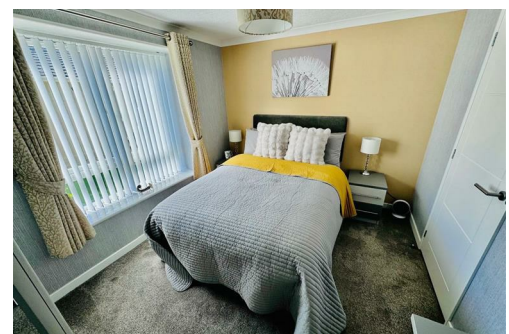
bathroom
5'6" x 6'2" (1.7m x 1.9m)

Bedroom/ Dressing Room
19'0" x 8'8" (5.81m x 2.65m)

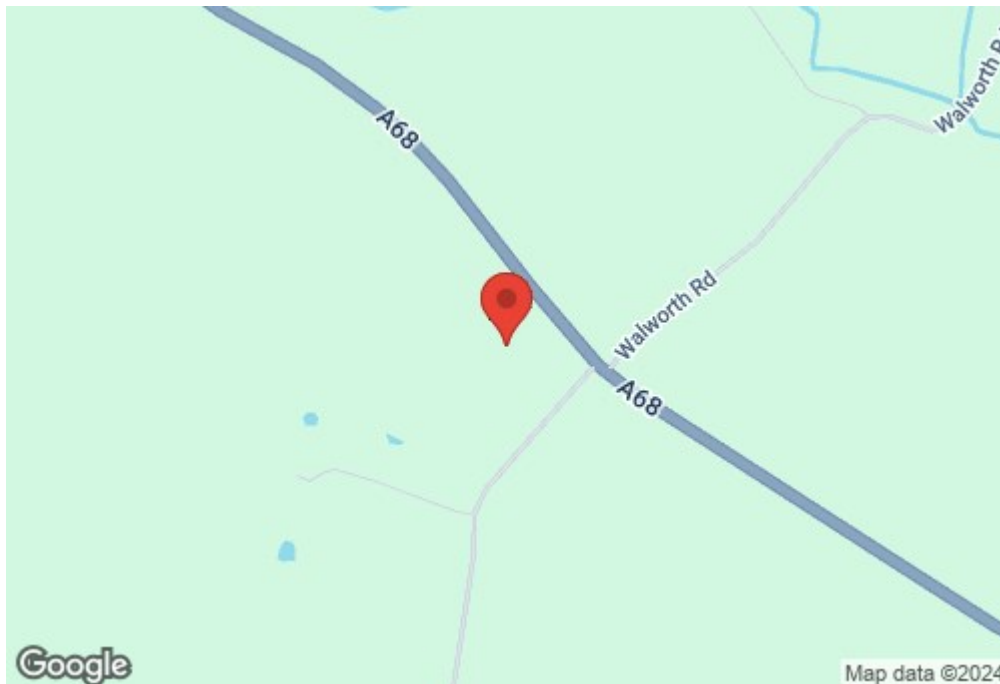
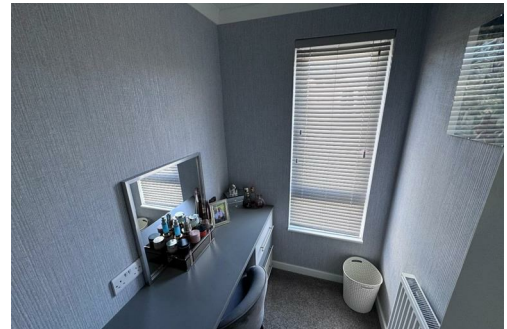
Ensuite Shower Room

Study/ Dressing Room
4'5" x 6'0" (1.36m x 1.85m)

Gardens

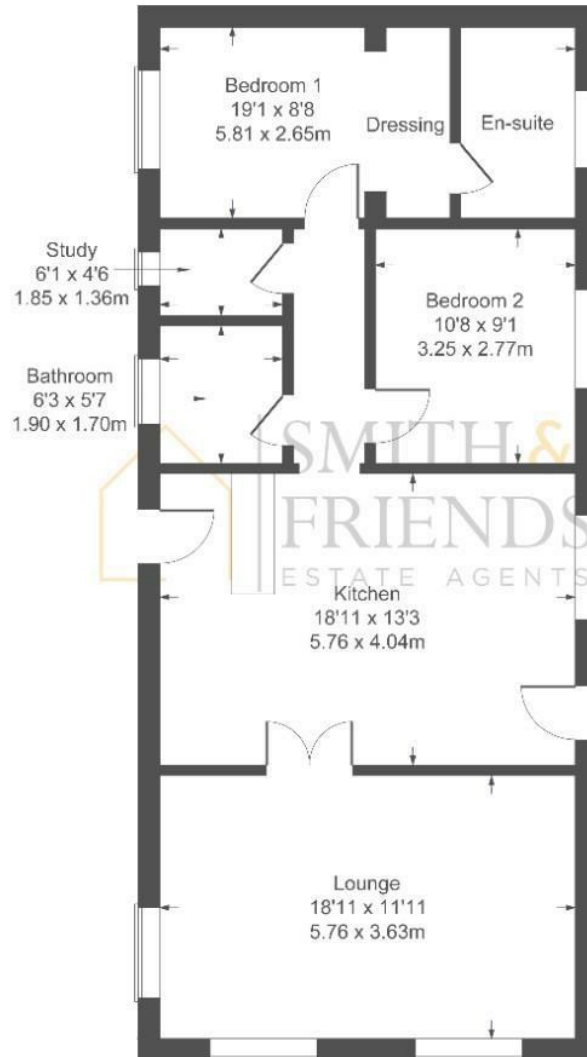


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Walworth Road

Approximate Gross Internal Area
872 sq ft - 81 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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	

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