

# HURWORTH SPRINGS

NEASHAM

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# Hurworth Springs

Welcome to your new pace of life as you slowly cruise up the long tree lined driveway to Hurworth Springs Country Park where the chaos of life is forgotten and you can while away your days in beautiful surroundings.

Once through the gate way into Hurworth Springs your new home awaits, sitting proud, surrounded by its garden, enclosed by impressive decking, enhanced by parking large enough for three vehicles.





# Stunning Kitchen

Let us take a look inside your new home. Through the door we head left into a stunning, bright open plan kitchen diner. Where the beautiful kitchen finished to the highest of standards in a classic tone of stone grey and marble worktops, complimented by your large kitchen island awaits. Imagine yourself in here baking or cooking up a storm for friends and family, while chatting away and perhaps indulging in a bottle of wine you've grabbed from the wine cooler. Once dinner is served let the entertainment continue at your large dining table, relax and enjoy the company of your loved ones. Nothing is unconsidered in your new home, the practical utility room is positioned just off the kitchen where you will find washing machine and tumble dryer as well as access to your rear decking area.





## Dining Delights

In your spacious dining area, consider bringing everyone together and playing the gracious host for the evening. Fill the room with lively conversations and joyful laughter as you cherish quality time with your nearest and dearest. Much like all the rooms in your new home, the dining area is no exception to being bathed in natural light.

The generous window, offering a view of the park, and the glazed wall connecting the dining room and entrance hall act as conduits for the incoming sunlight, transforming it into a delightful space where you can relax and pass the hours with family and friends.





## Luxury Living...

Step into your lounge through glazed double doors, where abundant natural light pours in through three generously sized windows adorned with remote controlled blinds . This inviting space beckons you to unwind and savour the pleasure of snuggling up for a movie night or catching your favourite TV series. With ample space for two generously cushioned sofas, there's plenty of room for you and your friends to enjoy together. During winter months let the electric fire add that little bit of extra cosy.



# Time to unwind

As we make our way to the bedrooms, we'll come across the bathroom on the right-hand side. For those who appreciate a touch of luxury in their bathing experience, this is a real treat. Picture yourself sinking into a warm, bubbly freestanding bath, a glass of wine in hand, and your favourite book after a long day. With the serene surroundings, you can bask in the uninterrupted tranquility of this bathroom. Pure bliss awaits.

Moving on to the main bedroom, you'll find the continuation of luxurious living, complete with a walk-in wardrobe and an en-suite shower room that boasts impeccable finishes. This room is generously lit with natural light from two windows and spacious enough to accommodate a king-size bed. When your day comes to an end, you can retreat to your comfortable bedroom, where a restful night's sleep is assured.

Now, let's step into the second double bedroom, a beautifully adorned space featuring elegant paneling and considerate lighting details that frame the double bed. Just like every aspect of your new home, every detail has been thoughtfully considered, resulting in luxurious finishes that beckon you to sink into bed and peacefully drift off to sleep.









## Let's go outside

Moving to the outside, where your new home is enhanced by contemporary decking on two sides: one leading to your front door and the other located at the rear, accessible from the utility door. These areas offer ample space for more than one outdoor furniture set, providing the perfect spot for you to unwind during those long summer afternoons. Imagine enjoying warm summer evenings here with a glass of wine, good food, and great company. The exquisite paving and gravel sections enable you to move freely around your property and offer convenient access to your essential shed, providing additional storage space.

Hurworth Springs Country Park provides a tranquil and leisurely lifestyle tailored to those aged 45 and above. Nestled in a stunning countryside setting, the park boasts its very own picturesque lake adorned with fountains and teeming with wildlife. Imagine savoring your morning coffee while observing the ducks gracefully gliding to and from the water.

Hurworth Springs finds itself on the fringes of two highly coveted and charming villages, Hurworth and Neasham. These villages offer a wealth of delightful riverfront strolls, renowned restaurants, cozy pubs, and top-notch hotels, including The Bay Horse and Rockliffe Hall. Whether you yearn to spend your days exploring the countryside, teeing off at a five-star golf resort, or indulging in culinary delights at some of the finest eateries, your new home in Hurworth Springs is ideally situated to fulfil your desires.

If a trip to town beckons, Darlington is a mere five-minute drive away, with regular bus services conveniently available at the park's end. Additionally, the market towns of Northallerton, Richmond, and Barnard Castle are all reachable within a 30-minute drive. If coastal adventures are your preference, you can be seaside-bound in just 40 minutes, relishing scenic coastal drives or embarking on explorations of the breathtaking North Yorkshire Moors. With a plethora of experiences right at your doorstep, your days will be brimming with excitement and enjoyment, akin to being on holiday.

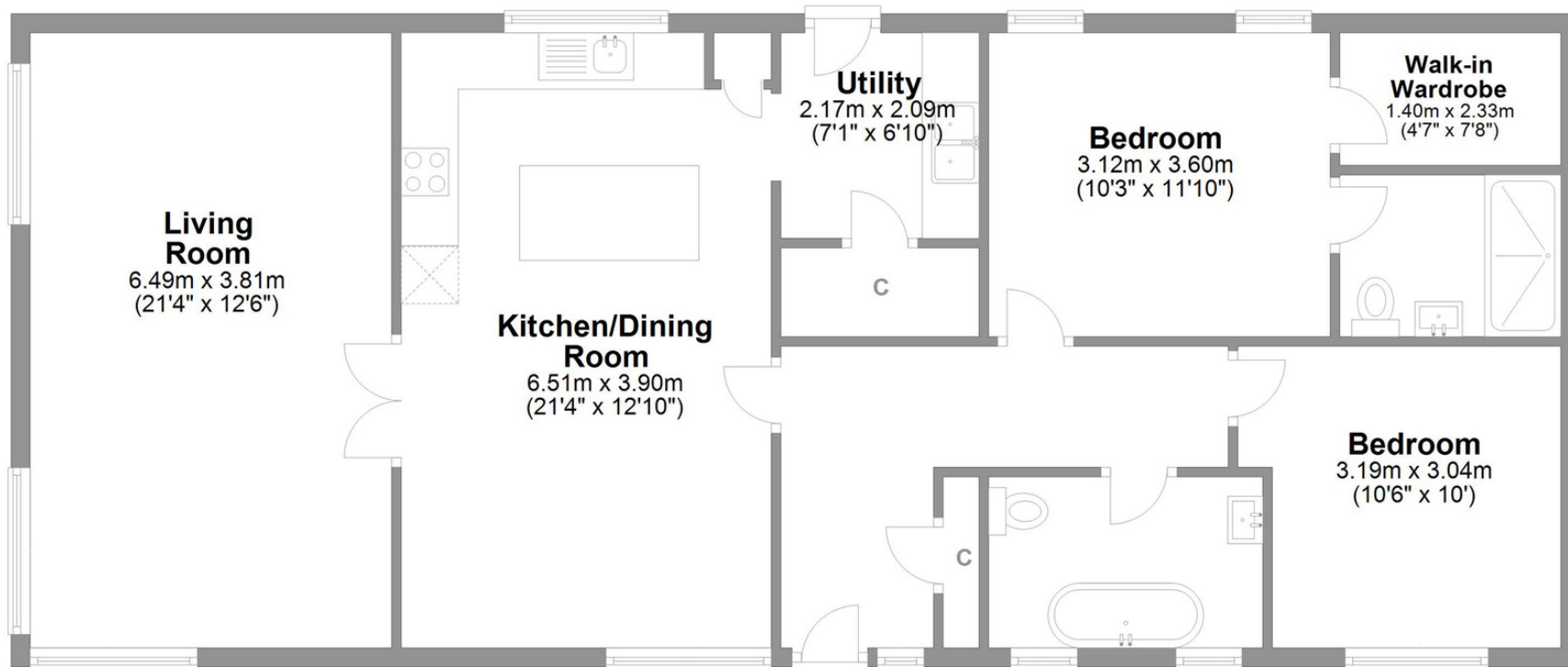


# Finer details

Postcode: DL12 9QB  
Council tax: A  
LPG Gas central Heating

## Hurworth Springs Hurworth

Total area: approx. 104.2 sq. metres (1121.8 sq. feet)



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Whilst every attempt has been made to ensure the accuracy of the floorplans 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 not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser.  
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