

Welcome to

# 33 Worral Drive Deacons Walk



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W

e would like to thank you for taking the time to view this home. Enclosed you will find information regarding this property that will assist you in making your buying decision. We would be more than happy to assist either you or your Realtor if you have further questions.

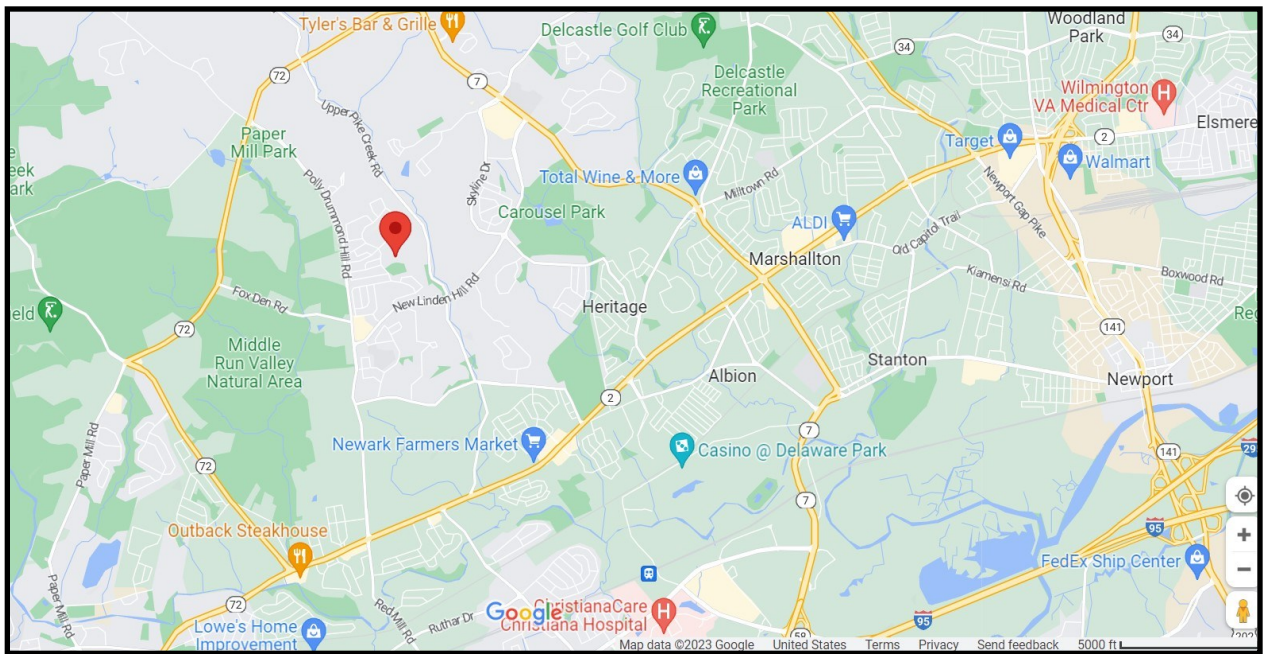
Warmest Regards,  
Kelly Teeven Ralsten

*"Your Vision Is Our Passion"*



# Welcome

Welcome to 33 Worrall Drive in the Pike Creek neighborhood of Deacons Walk. This brick and vinyl Raised Ranch home features 4 bedrooms, 2 full baths, Living Room, Dining Room, Kitchen, Family Room and expansive daylight unfinished lower level. There is a Deck, Garage and Shed.

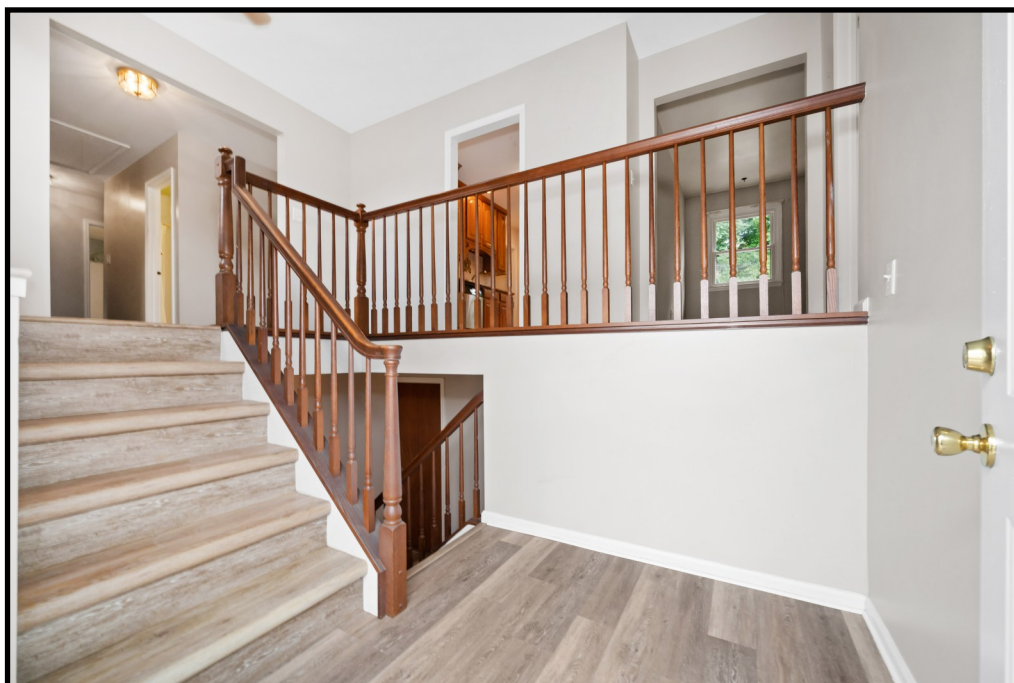


Well located, it is just minutes to major highways, University of Delaware, Christiana Hospital Newark Campus, shopping, schools, entertainment and easy access to Hockessin, Wilmington and Philadelphia. Polly Drummond Shopping Center and Deacons Walk Park are just a short walk away!

# Entry and Foyer



Enter this home through the newer front door with side light, decorative arched glass insert, full view storm door and topped with mantel with keystone detail. Step into the Foyer with new LVP flooring. Step up to Living areas and down to expansive lower level and Garage.





# Living Room



- \* New LVP flooring
- \* Triple window
- \* Single window



Virtual staging to show size and scale of this large room



Without staging

# Dining Room

- \* New LVP flooring
- \* Chandelier
- \* Sliders to Deck and backyard



Virtual staging to  
show size and scale  
of this room

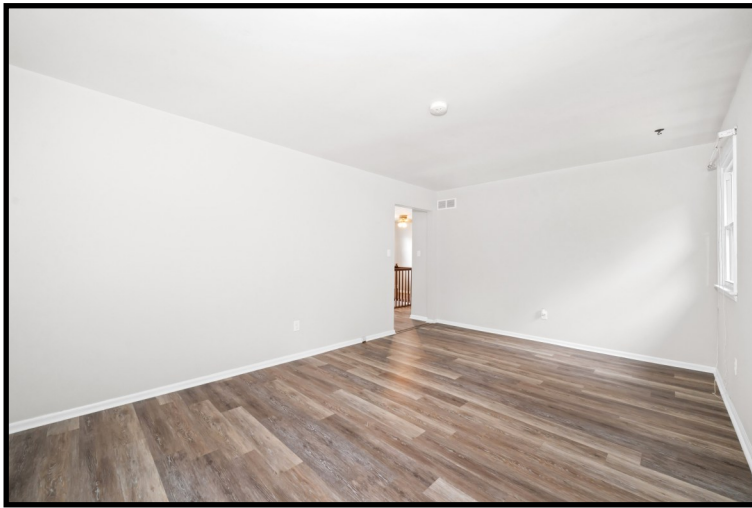


Without staging





# F Family Room



- \* New LVP flooring
- \* Two windows



Virtual staging to show scale of this sizeable room



Without staging

# Kitchen



This Kitchen was updated with quality oak cabinets, granite countertops, and a custom tile backsplash. Quality stainless steel appliances include Jenn Air refrigerator with oak paneled front, Whirlpool electric oven with smooth cooktop, Kenmore dishwasher, and GE built-in microwave oven with exhaust.





# Primary Bedroom



The Primary Bedroom is spacious, with two double door closets, ceiling fan with light, two windows with blinds, and is adjacent to full Hall bathroom.



# Bedroom Two



Bedroom Two features double window and a double door closet.





# Bedroom Three



Bedroom Three is as spacious as the Primary Bedroom, with two windows and a double door closet.



# Bedroom Four



Bedroom Four has one window, new LVP flooring and double door closet.





# Bathrooms



This home features two full Bathrooms. One is updated and located near the Primary Bedroom. It has tile floor, tub/shower and vanity with sink. Bathroom Two has pedestal sink and wide stall shower.



# Lower Level



The expansive lower level has two daylight windows and a Laundry area with washer, dryer and utility sink. The Waterguard/Supersump waterproofing system was just installed.





# Backyard Fun



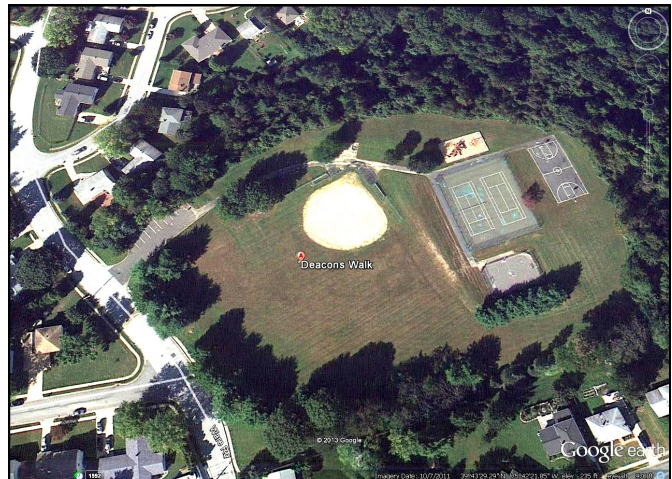
Sliding glass doors from the Dining Room open to the Deck, with steps to the Backyard.





# Around the Neighborhood

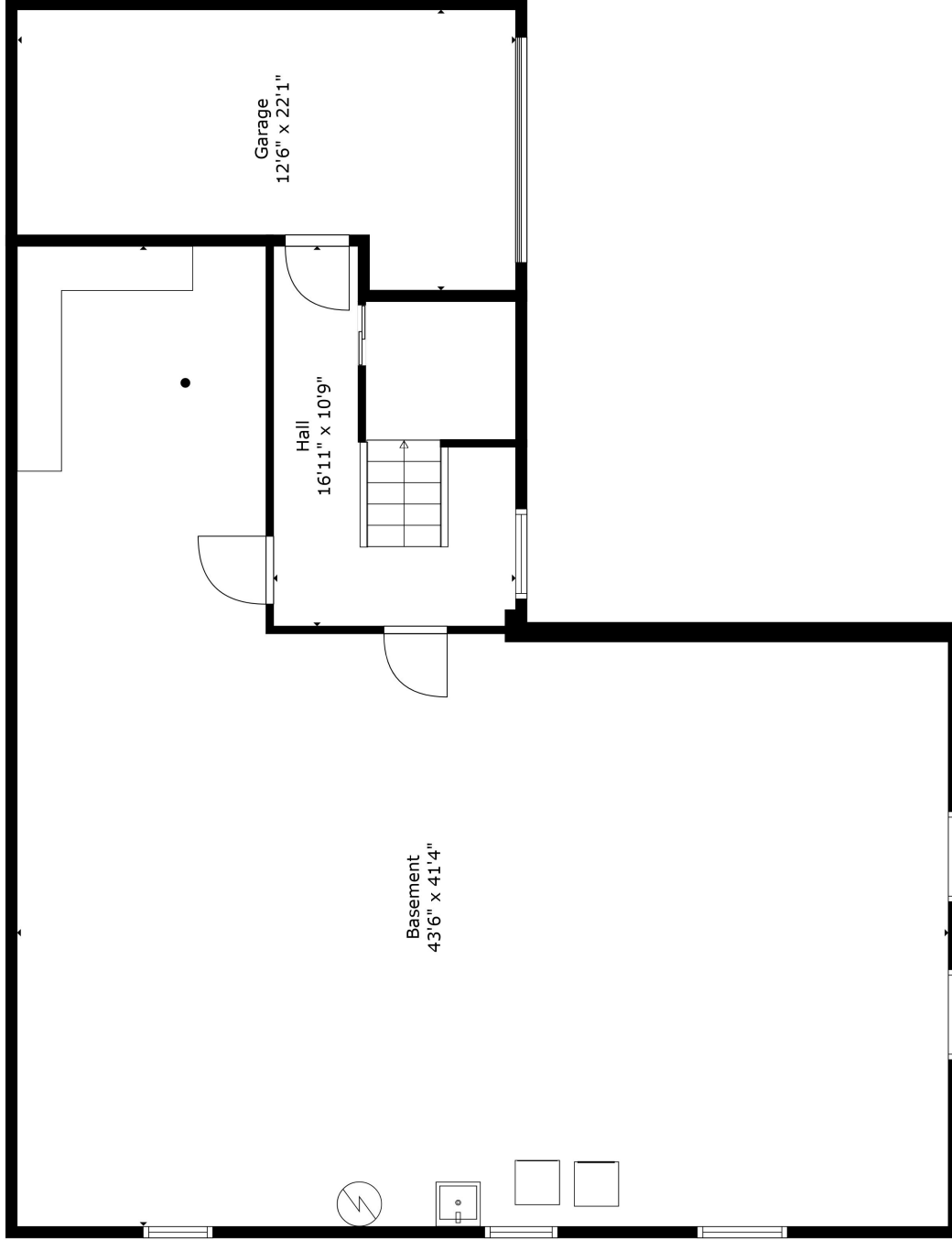
Deacons Walk is well located in Pike Creek and is close to shopping, restaurants, bars, pharmacies, grocery stores and parks including White Clay Creek State Park and Paper Mill County Park. The Deacons Walk Park has facilities for Pickleball, baseball, soft ball, basketball, street hockey and tennis.





# Home Systems

- Brick and vinyl raised ranch with 4 bedrooms and 2 full bathrooms
- Luxury Vinyl Plank (LVP), carpet, and tile flooring
- Kitchen with granite counter, ceramic tile backsplash, stainless steel appliances
- 40 gallon water heater
- Bosch Heat Pump HVAC system is 2 years old
- Washer and Dryer included
- Updated vinyl windows
- Shed in as-is condition
- Quality 1st Basement Systems installed a WaterGuard sub-floor drainage system with SuperSump pump system, and BrightWall paneling



**TOTAL: 1946 sq. ft**

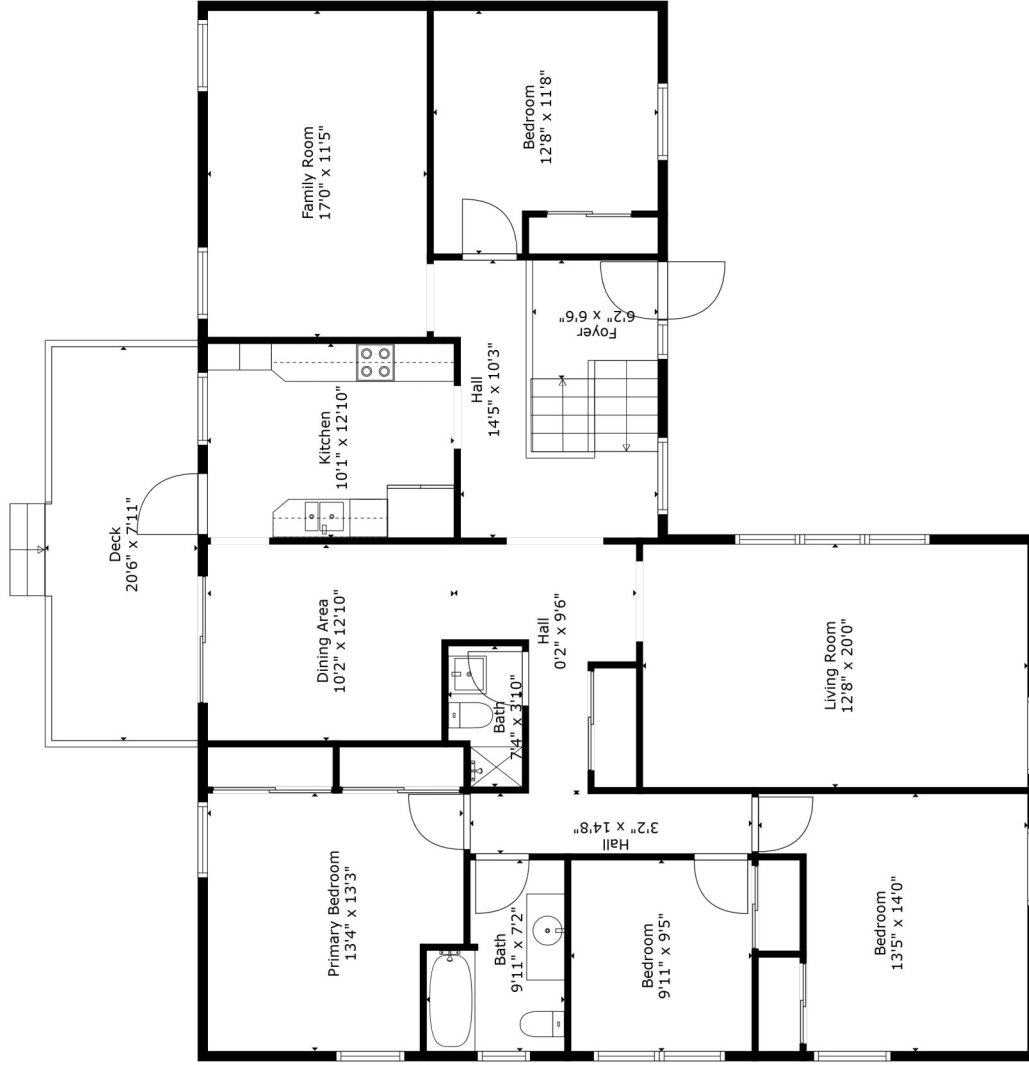
FLOOR 1: 174 sq. ft, FLOOR 2: 1772 sq. ft

EXCLUDED AREAS: GARAGE: 238 sq. ft, BASEMENT: 1280 sq. ft, DECK: 157 sq. ft,  
WALLS: 206 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.





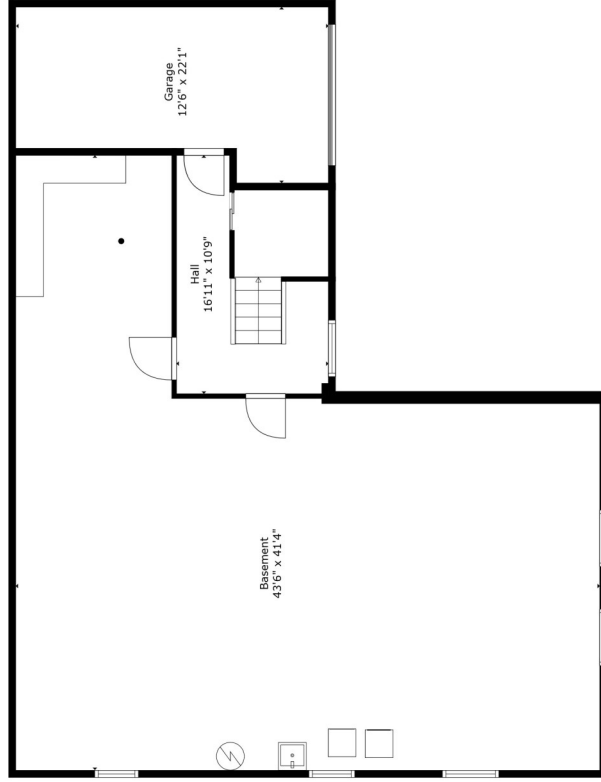


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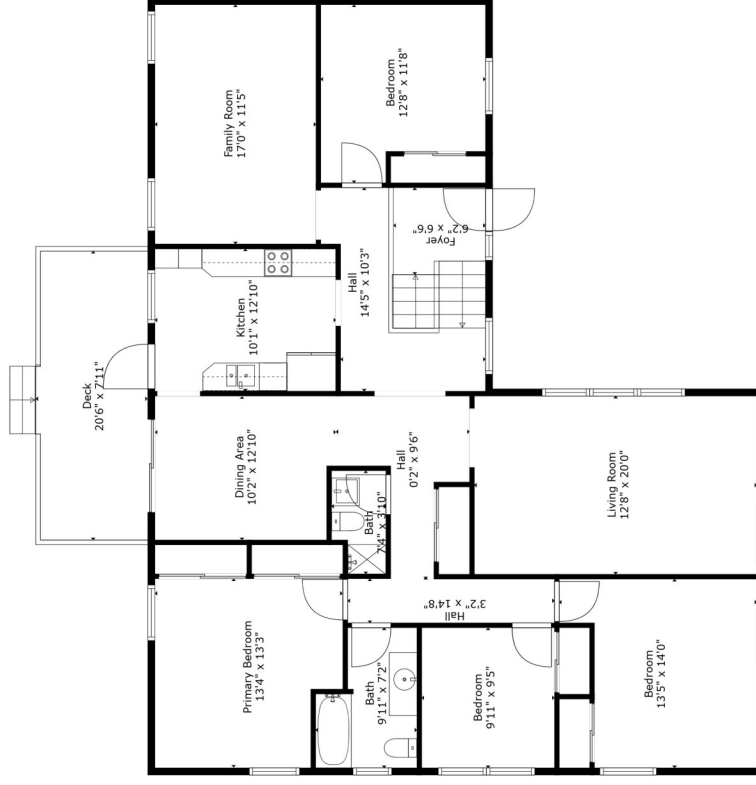
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Floor 1



Floor 2

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