CARVERS

SALES & LETTINGS

Neville Close

Gainford, Darlington, DL2 3DF

Offers over £195,000

House - Semi-Detached

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Located in the charming village of Gainford, this impressive modern semi-detached house on Neville Close is a delightful find for those seeking a stylish and comfortable home. The property boasts three well-proportioned bedrooms, making it ideal for families or those looking for extra space.

As you enter, you are greeted by a welcoming hallway that sets the tone for the rest of the home. The fitted kitchen is a equipped with integrated appliances that make cooking a pleasure. The spacious living and dining area is perfect for entertaining, featuring a media unit and elegant French doors that open onto a south-facing rear garden, allowing for an abundance of natural light. The first floor comprises three generous bedrooms, with the master bedroom showcasing feature panelling and built-in wardrobes, along with a stylish en-suite bathroom. A contemporary family bathroom serves the other two bedrooms.

Externally, the property offers additional side gated access, enhancing the practicality of the home. The south-facing rear garden is a wonderful space for relaxation and outdoor activities, while the garage and additional parking provide ample space for vehicles.

NO ONWARD CHAIN.

- Stylish semi-detached property
- Picturesque village location
- Master bedroom with built in wardrobes & en-suite
- South facing private rear garden
- Ease of access to Barnard Castle & Darlington
- Small exclusive development
- Ready to move into. No onward chain.
- Ground floor cloaks/wc
- Garage with remote electric door, plus additional parking for several vehicles
- Newly decorated and carpeted. Internal viewing will impress

GENERAL INFORMATION

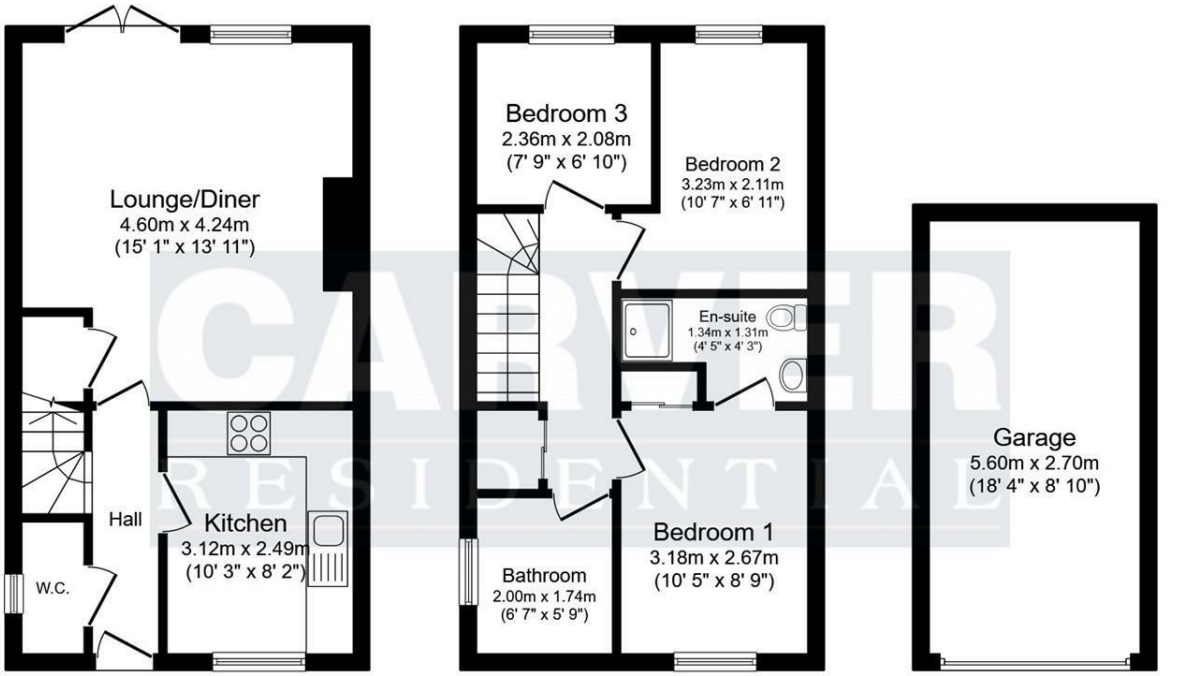
Tenure: Freehold
Services: Gas central heating, mains electric, water and drainage.
Double glazing
Local Authority: Darlington Borough Council (Tax Banding C)

Buyers Identification Checks

Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity, this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

Property Size

Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. this may potentially exclude a conservatory and/or garage)



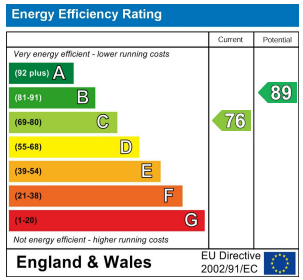
Ground Floor
Floor area 33.2 sq.m. (357 sq.ft.)

First Floor
Floor area 33.1 sq.m. (357 sq.ft.)

Garage (located to rear)
Floor area 15.0 sq.m. (161 sq.ft.)

Total floor area: 81.3 sq.m. (875 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Property size taken from EPC
764.00 sq ft

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Carvers nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

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