



CARVERS
SALES & LETTINGS

The Paddocks
Gainford, Darlington, DL2 3GA
Price £260,000

House - Semi-Detached



Occupying a very pleasant cul-de-sac location tucked away in a quiet corner of this popular attractive village which sits on a particularly picturesque stretch of the River Tees, this is a very well presented and much improved stone built house which offers well proportioned and elegantly styled accommodation.

This delightful home offers a fabulous mix of contemporary living yet retains a wonderful traditional feel, and it briefly comprises on the ground floor; entrance hallway, good size lounge with feature fireplace, wonderful large kitchen/dining room fitted with a most attractive range of floor and wall units, and there are UPVC double glazed French Doors leading to the garden. There is also useful utility room, storage area and a cloakroom/w.c. To the first floor the lovely master bedroom has an absolutely stunning refitted en-suite bathroom with separate shower, there are two further bedrooms and a family shower room which again has been recently re fitted.

Externally there is a pretty, low maintenance paved and gravelled walled garden to the rear and a block paved driveway to the front.



- Stunning stone built family home
- 3 Bedrooms beautiful refitted en-suite bathroom to master
- Large kitchen/dining room with integrated appliances
- Lovely low maintenance walled rear garden
- Fabulous cul-de-sac location in a picturesque village
- Good size lounge with fireplace
- Utility room and separate w.c.
- Driveway to the front rear garden

GENERAL INFORMATION:

Tenure: Freehold

Services: Gas central heating, mains electric, water and drainage.

Double glazing

Local Authority: Darlington Borough Council (Tax Banding C)

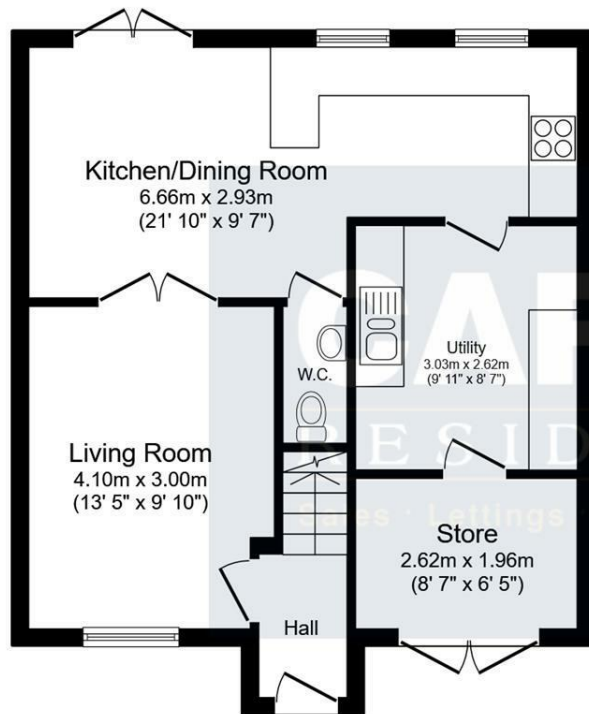
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Property Size

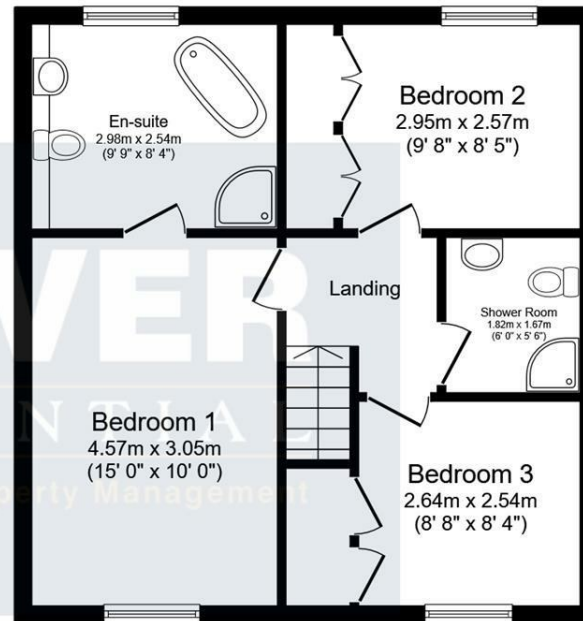
Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. this may potentially exclude a conservatory and/or garage)





Ground Floor

Floor area 50.0 m² (538 sq.ft.)



First Floor

Floor area 49.0 m² (528 sq.ft.)

TOTAL: 99.0 m² (1,066 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		75
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Property size taken from EPC
1130.00 sq ft

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