



Welcome to The Paddocks in Gainford, - a charming village perfect for countryside walks. This impressive, beautifully presented house is a modern family home that offers comfort and style.

As you step inside, you are greeted by a welcoming hallway, a spacious living room, that provide ample space for relaxation and entertainment. The refitted kitchen/diner with appliances is a highlight, with French doors opening to the rear garden, also having a handy utility room and ground floor cloaks/WC

With three bedrooms, including a master bedroom with wardrobes and an en-suite bathroom, there is plenty of room for the whole family to unwind and recharge. The property also boasts another bathroom for added convenience.

Parking is made easy with a driveway ensuring you never have to worry about finding a spot. The low maintenance rear garden is ideal for enjoying a cup of tea on a sunny day or hosting a barbecue with friends and family.

Located in a cul-de-sac, this property offers a peaceful and safe environment for you to call home. Don't miss out on the opportunity to own this lovely family home in the heart of a picturesque village.





- Beautiful family home
- Excellent access to Darlington and Barnard Castle
- Handy utility room
- Large en-suite off master bedroom
- Cul-de-sac location
- Picturesque village location
- Open plan refitted kitchen/dining room
- Ground floor cloaks/wc
- Driveway to the front

GENERAL INFORMATION:

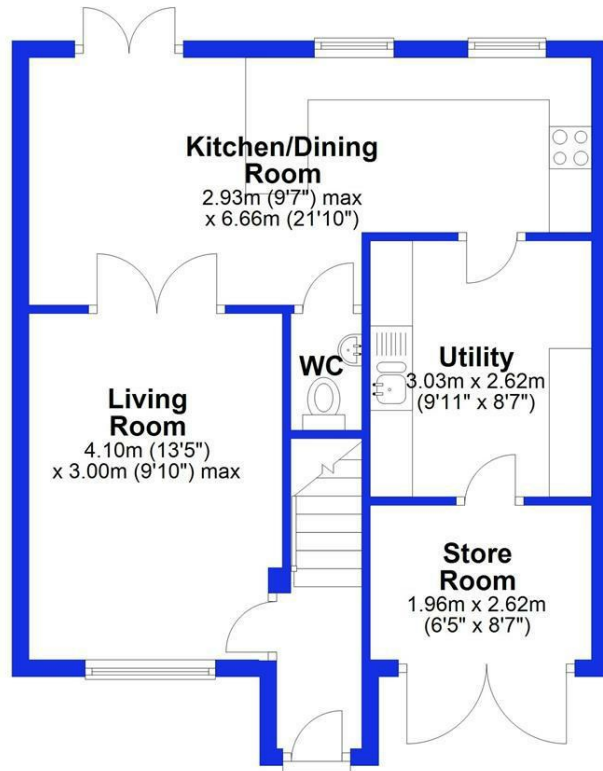
Tenure: Freehold

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

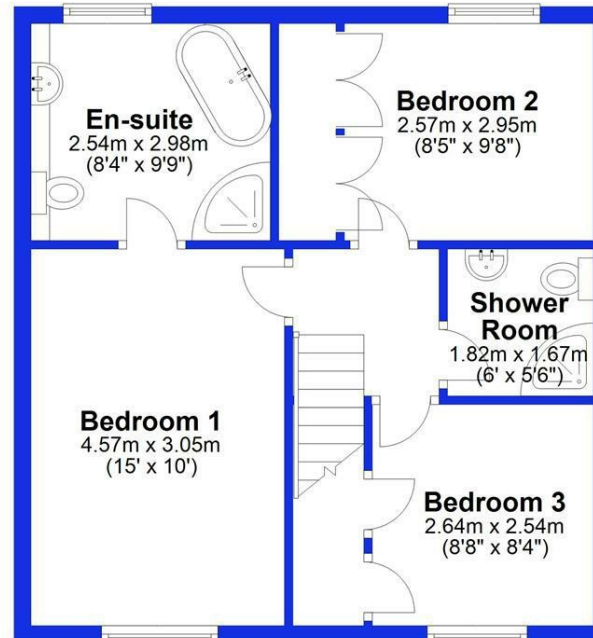
PVC Double glazing

Local Authority: Durham County Council (Tax Banding C)

Ground Floor



First Floor



Energy Efficiency Rating		
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
	Current	Potential
	75	85

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MAB 6202



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