



Nestled in the charming village of Eden Park in Gainford, Darlington, this semi-detached home offers a delightful blend of space and style. Boasting five bedrooms, this property has been greatly extended to provide a deceptively spacious living environment, with feature internal doors throughout.

The fitted kitchen is perfect for whipping up culinary delights, while the living room with a cosy log burner is ideal for relaxing evenings with loved ones. The picturesque village location adds to the appeal of this home, offering a tranquil setting for peaceful living.

Step outside to discover the mature, established rear garden, complete with a summerhouse/bar - perfect for entertaining guests or enjoying a quiet moment in nature,. The stunning family bathroom/WC adds a touch of luxury to everyday living, with separate walk-in shower.

Don't miss the opportunity to make this charming property your own and experience the best of village living, this home can only be fully appreciated on internal viewing.





- GREATLY EXTENDED TO THE REAR
- SUITED TO FAMILY OCCUPATION
- PICTURESQUE VILLAGE LOCATION
- LIVING ROOM WITH LOG BURNER
- EXTENSIVE DRIVE ALLOWING OFF ROAD PARKING

- DECEPTIVELY SPACIOUS
- FIVE BEDROOMS
- REFITTED BATHROOM/WC WITH CONTEMPORARY SUITE
- FITTED KITCHEN WITH INTEGRATED APPLIANCES
- GARAGE.

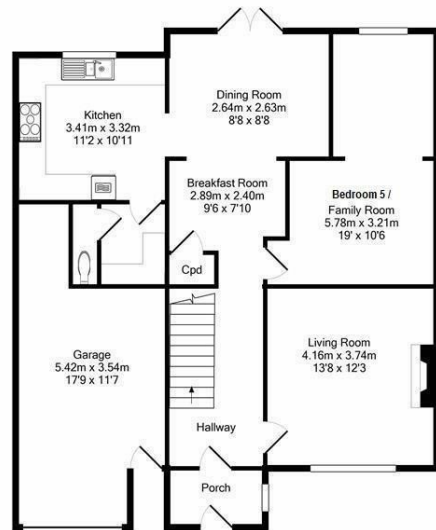
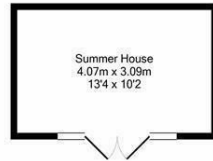
GENERAL INFORMATION:

Tenure: Freehold

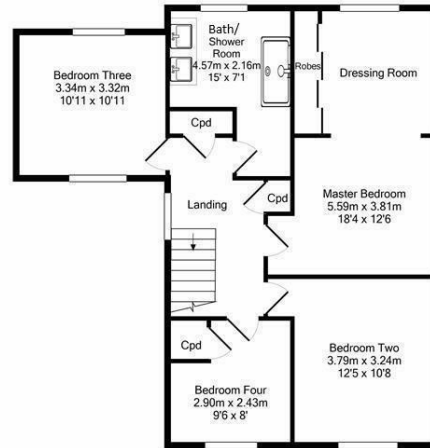
Services: Gas central heating, mains electric, water and drainage.

Double glazing

Local Authority: Darlington Borough Council (Tax Banding C)



GROUND FLOOR
APPROX. FLOOR
AREA 111.2 SQ.M.
(1197 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 71.1 SQ.M.
(765 SQ.FT.)

EDEN PARK, GAINFORD, DL2 3DB.
TOTAL APPROX. FLOOR AREA 182.3 SQ.M. (1962 SQ.FT.)
Whilst every attempt has been made to ensure the accuracy of the floor plan 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 for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2020

Energy Efficiency Rating		
	Current	Potential
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		
	69	80
England & Wales		EU Directive 2002/91/EC

We can search 1,000s of mortgages for you

It could take just 15 minutes with one of our specialist advisers:
Call: 01325 380088. Visit: Any of our Offices. Online: www.mortgageadvicebureau.com/carver



Your home may be repossessed if you do not keep up repayments on your mortgage.
There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.
The fee is up to 1% but a typical fee is 0.3% of the amount borrowed

MAB 6202



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 himself 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 Nick & Gordon Carver Residential or Commercial, Nick & Gordon Carver, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property



14 Duke Street, Darlington
Co Durham, DL3 7AA
01325 357807
sales@carvergroup.co.uk

63 Dalton Way, Newton Aycliffe
Co Durham DL5 4NB
01325 320676
aycliffe@carvergroup.co.uk

41 Market Place, Richmond
North Yorkshire, DL10 4QL
01748 825317
richmond@carvergroup.co.uk

219 High Street, Northallerton
North Yorkshire DL7 8LW
01609 777710
northallerton@carvergroup.co.uk

www.carvergroup.co.uk