



VENTURE
PLATINUM

Davisons Court | Darlington
£325,000



Well positioned in the sought after village of Gainford, between Darlington and Staindrop and also easy access to the popular Retail Park/Leisure in nearby Bishop Auckland, this unique property in Davisons Court offers an opportunity to acquire a home in an exclusive small development within the Village conservation area. Properties such as Tennick House are rare to the market, making it a highly sought-after residence for discerning buyers.

The house boasts two inviting reception rooms, providing ample space for both relaxation and entertaining. With three well-proportioned bedrooms, there is plenty of room for family living or accommodating guests. The property also features two modern bathrooms, the family bathroom having been replaced with a stylish Heritage suite, ensuring convenience and comfort for all occupants.

The spacious and thoughtfully planned accommodation is designed to cater to contemporary lifestyles, making it an ideal choice for families or professionals seeking a peaceful retreat. The property is complemented by a garage, a courtyard garden, and parking to the rear, adding to the practicality and appeal of this delightful home.

Living in Gainford means enjoying the tranquillity of village life while being conveniently located near larger towns. This property presents a wonderful opportunity to embrace a lifestyle that combines comfort, community, and convenience. Do not miss your chance to view this exceptional home in a picturesque setting.

Entrance Hallway

A lovely welcoming hallway with composite door and two Upvc double glazed sliding sash windows to front. Marble tiled flooring, double doors to dining room and stairs to first floor landing. Access to Ground Floor Cloaks.

Downstairs Cloaks

Close coupled w.c, wash hand basin, marbled tiled floor and radiator.

Dining Room 3.51m x 3.86m (11'06 x 12'08)

Two Upvc double glazed sash windows to front, decorative coving and matching ceiling rose, slate flooring and radiator.

Kitchen/Breakfast Room 3.81m x 3.66m (12'06 x 12'00)

Upvc double glazed sash window to rear and a door to the side elevation. Fitted with a range of cream wall, base and drawer units, part solid oak work surfaces and part laminate work surfaces. Range style oven, twin Belfast sinks with mixer taps, integrated fridge, freezer and dishwasher. Display units, porcelain tiled flooring, radiator and concealed Baxi boiler.

Lounge 3.51m x 5.87m (11'06 x 19'03)

One Upvc double glazed sash window to front and an arched double glazed leaded window to the front and one to rear. Decorative coving and ceiling rose. Brick built feature fireplace with electric stove fire. Slate flooring and radiator.

First Floor Landing

Upvc double glazed sash window to front. Solid wood staircase and floor with radiator.

Bedroom One 5.94m x 3.61m (19'06 x 11'10)

Two Upvc double glazed sash windows to front, radiator and tiled floor.

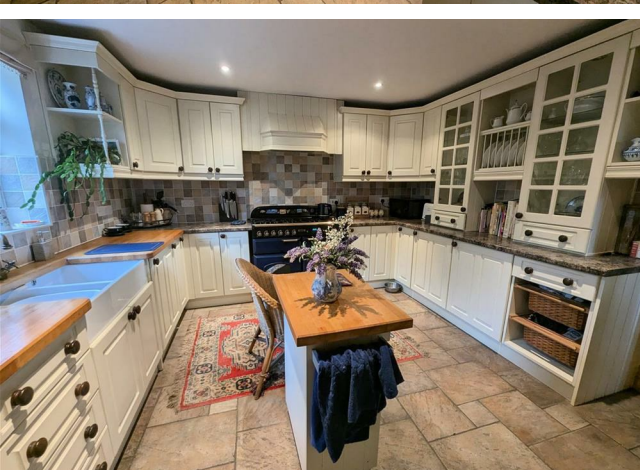
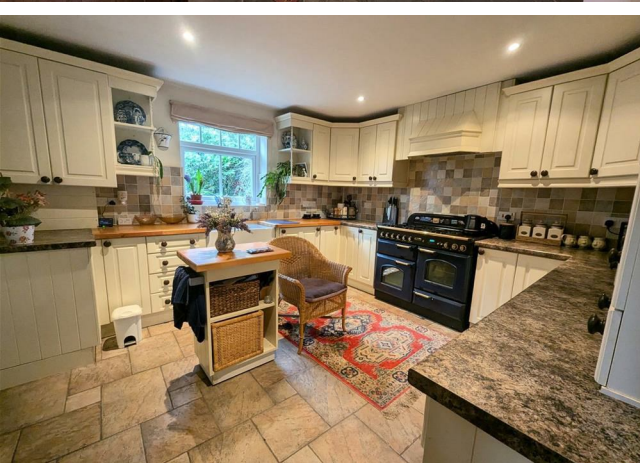
En-Suite

Upvc double glazed skylight window to rear, fitted with shower cubicle, low level w.c, wash hand basin, fully tiled walls and floor. Radiator.

Bedroom Two 5.08m x 3.66m (16'08 x 12'00)

Upvc double glazed sash window to front with Oyster slate flooring and radiator.





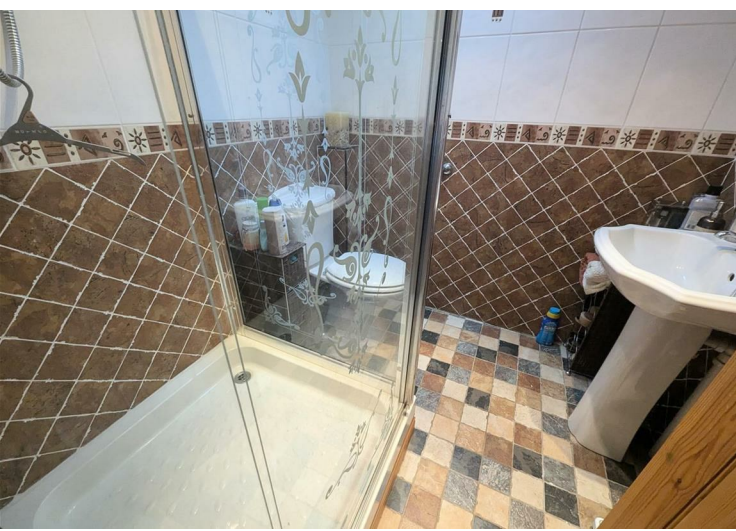
Bedroom Three 2.79m x 2.57m (9'02 x 8'05)

Upvc double glazed sash window to the front, oak flooring and radiator.

Bathroom

Upvc double glazed sash window to front. The bathroom has been replaced with a stylish Heritage suite comprising panelled bath with mixer taps and waterfall head shower above, close coupled w.c. and wash hand basin in vanity unit. Fully tiled walls and heated towel rail. Carrera marble tiled flooring.





Externally

The property is part of a small development with a central courtyard, the front of the property has a stone walled surround with gravel and paved area with flower beds. Gated side access to the rear courtyard garden which is paved with raised beds and fish pond. There is also access to the garage via pedestrian door.

Garage

With up and over door, power and light, there is also plumbing for a washing machine. There is parking to the rear for two vehicles via Academy Gardens.

Council Tax

Band D

Tenure

Freehold



Note

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house

Property Information

Local Authority

Durham

Council Tax

Band:

D

Annual Price:

£2,431

Conservation Area

Gainford

Flood Risk

No Risk

Floor Area

1,646 ft 2 / 153 m 2

Plot size

0.06 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

18 Mbps

Superfast

80 Mbps

Satellite / Fibre TV Availability

BT

Sky





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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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