



## The Paddocks

Darlington DL2 3GA

£350,000





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# The Paddocks

## Darlington DL2 3GA



- Stunning 4 Bedroom Detached House
- Ideal Family Home
- EPC Grade C

- Two Reception Rooms
- Close To Excellent Routeways To Darlington And Barnard Castle
- Council Tax Band

- Situated In The Sought After Village Location Of Gainford
- Must Be Seen Internally

### Exceptional Four-Bedroom Detached Home in a Highly Sought-After Village Setting

Situated in one of the village's most desirable locations, this beautifully presented four-bedroom detached home effortlessly blends charm, space, and modern family living. Finished to a high standard throughout, the property offers generous and versatile accommodation ideal for both everyday living and entertaining.

In our opinion, this home will appeal to a wide range of buyers, and early viewing is highly recommended to fully appreciate all it has to offer.

#### Outside

The property is set behind an attractive stone wall, with a block-paved driveway providing ample off-road parking and access to the garage. To the rear, the garden offers a peaceful and private retreat, enjoying picturesque views over the church grounds. Thoughtfully designed for low-maintenance living, it features a flagged patio, gravelled display areas, a central seating space, and well-established shrub borders.

This is a rare opportunity to acquire a superb home that perfectly combines village character with modern convenience, all in a prime and tranquil location.

#### Entrance Vestibule

With front door and door into main hallway.

#### Hallway

With access to all ground floor rooms and stairs to the first floor.

#### WC

A small and practical cloakroom with a toilet and wash basin. The wood-effect flooring adds warmth to the space, complemented by a splash of mosaic tiles behind the basin. This handy room is located conveniently on the ground floor.

#### Lounge

15'0 x 11'9 (4.57m x 3.58m)

This inviting living room features a charming wood-burning stove set within a simple fireplace surround, topped with a substantial wooden mantel. The room is comfortably furnished with a blue sofa, an armchair, and cushions that add warmth and colour. Natural light floods in through French doors that open to the garden, enhancing the cosy and relaxed atmosphere.

#### Study/Snug

11'3 x 9'8 (3.43m x 2.95m)

Situated to the front of the home with open aspect into the lounge.

#### Dining Room

11'3 x 8'0 (3.43m x 2.44m)

A cosy room with rich red carpet and a window letting in natural light. Furnished with traditional wooden pieces, including a cabinet and chairs, this room offers a warm and inviting atmosphere, ideal for use as a snug or additional sitting area.

#### Kitchen Breakfast Room

11'2 x 11'3 (3.40m x 3.43m)

A well-equipped kitchen and dining area that combines modern style with traditional touches. The kitchen features dark cabinetry contrasted by a light worktop and a patterned tiled splashback, creating a bright and fresh workspace. An adjacent dining table comfortably seats six, positioned next to a window that offers delightful views of the surrounding countryside.

#### Utility Room

11'3 x 7'0 (3.43m x 2.13m)

A good sized room with a range of units and connection points, store cupboard and rear back door.

#### First Floor

Landing area.

#### Bedroom 1

16'3 x 11'5 (4.95m x 3.48m)

This double bedroom is light and airy, with a pitched ceiling and a large window dressed with soft curtains. The bed is set against a feature wall in a gentle neutral shade, complemented by bedside tables and a dressing table with a mirror, reflecting the room's calm and restful atmosphere.

#### En-Suite

Situated off the main bedroom with a modern suite comprising shower within cubicle, wash hand basin and low level WC.

#### Bedroom 2 -

11'3in x 11'3 (3.43min x 3.43m)

A bright, cosy bedroom featuring a double bed dressed in a patchwork quilt and a small dressing table by the window. The sloped ceiling adds character, and built-in shelves provide useful storage. The soft carpet and light, neutral décor create a welcoming space.

#### Bedroom 3

11'1'3 x 9'8 (33.91m x 2.95m)

Situated to the rear with window overlooking the pleasing rear garden.

#### Bedroom 4

5'8 x 8'1 (1.73m x 2.46m)

Situated to the front.

#### Bathroom

This bathroom offers a bright and modern feel with white tiled walls and floor. It is fitted with a shower enclosure, toilet and wash basin with storage beneath. The skylight above provides natural light, creating a spacious and airy atmosphere.

#### Outside

The front exterior of the property boasts traditional stone construction with contrasting dark cornerstones, a tiled roof and white-framed windows. A low stone wall borders the front garden, while a cobbled driveway runs alongside leading to a garage with two doors, accessible via an archway.

Rear Garden

The rear garden is a low-maintenance space featuring a central circular paved area surrounded by gravel and bordered with shrubs and plants. A paved patio extends from the property, providing a pleasant outdoor seating area with garden benches, perfect for enjoying the sunshine and fresh air in privacy.

#### Tenure

Freehold

#### Property Details

Local Authority: Durham

Council Tax Band: E

Annual Price: £

Conservation Area Gainford

Flood Risk Very low

Floor Area 1,894 ft<sup>2</sup> / 176 m<sup>2</sup>

Plot size 0.06 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

18 Mbps

Superfast

80 Mbps

Ultrafast

8500 Mbps

Satellite / Fibre TV Availability

BT

Sky

#### 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

Approx Gross Internal Area  
143 sq m / 1544 sq ft



Ground Floor  
Approx 72 sq m / 778 sq ft

First Floor  
Approx 71 sq m / 767 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



## Property Information

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