



Welcome to Eden Park in the charming village of Gainford, Darlington.

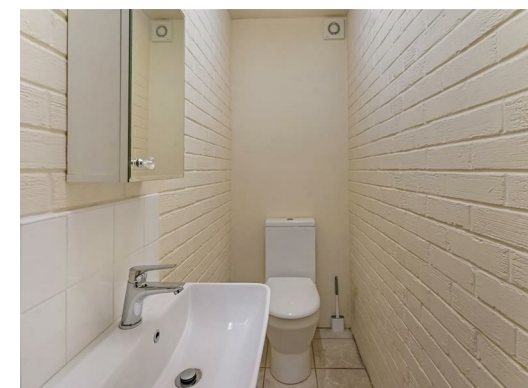
Gainford is a beautiful quintessential village by the banks of the River Tees, steeped in history, with a wonderful village green, brimming with character... Further to the north of the village, Eden Park, this delightful detached house offers comfort, space and style. Residents can enjoy the tranquility of village life while being conveniently close to local amenities, transport links, excellent river walks and schools etc.

The property boasts an extra large open plan reception room, ample space for relaxing and entertaining. This versatile area can be tailored to suit your lifestyle, whether you envision a cosy family lounge or a sophisticated dining room for hosting guests. The natural light that floods these rooms creates a warm and inviting atmosphere throughout the home.

This home features three well-proportioned bedrooms, each offering a peaceful retreat for rest and relaxation. The layout is ideal for families or those seeking extra space for guests or a home office. The single bathroom is thoughtfully designed with a 2nd downstairs W/C ensuring convenience for all occupants.

The exterior of the property complements its interior charm, with a totally private garden to the rear that offers a lovely outdoor space for enjoying the fresh air. Whether you wish to cultivate a garden, host





- Beautiful village location
- 3 Spacious bedrooms
- Downstairs w/c
- Off street parking to front
- Private rear garden

- Huge open plan living
- Family bathroom
- Country style kitchen
- Garage

GENERAL INFORMATION:

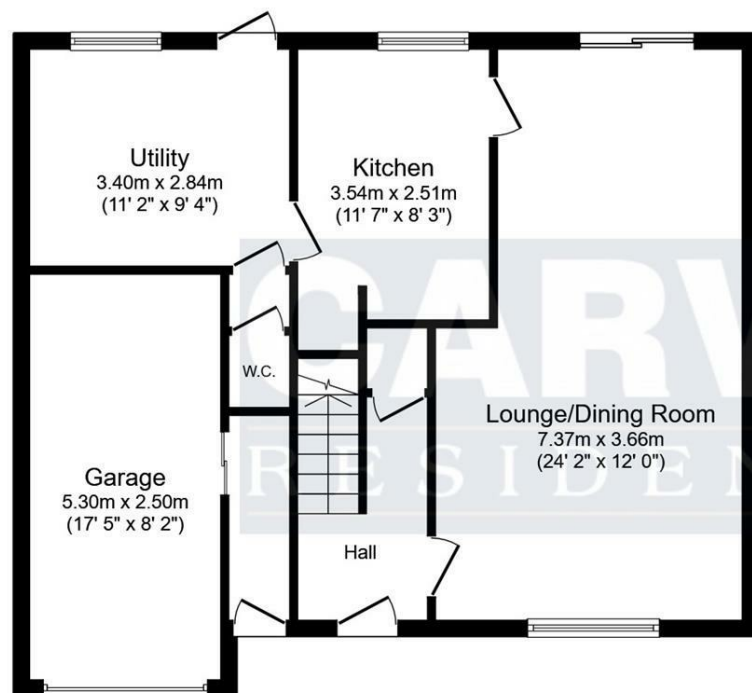
Tenure: Freehold

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

Double glazing

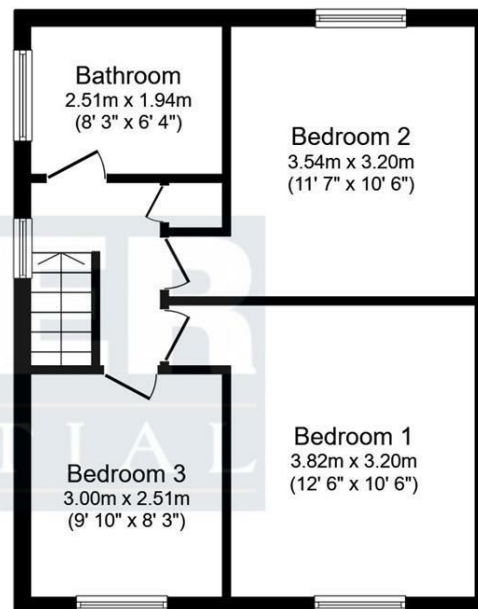
Local Authority: Darlington Borough Council (Tax Banding C)

Buyers Identification Checks



Ground Floor

Floor area 71.4 sq.m. (769 sq.ft.)



First Floor

Floor area 43.3 sq.m. (466 sq.ft.)

Total floor area: 114.7 sq.m. (1,235 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		
(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	

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MAB 6202



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