



11 MAIN ROAD
Gainford



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Gainford, County Durham, DL2 3DZ

A deceptively spacious and immaculately presented five bedroom family home with one bedroom annexe. Situated in the highly sought after village of Gainford. Offered with no onward chain.

Barnard Castle 9 miles, Darlington 8 miles, Richmond 11 miles, Durham 23 miles. Please note all distances are approximate. Located within the village of Gainford which is ideally situated for easy access to the local towns of Darlington and Barnard Castle, whilst the cities of Newcastle, Durham, York and Leeds are within reach. The A66 and A1 (M) are easily accessible bringing many areas within commuting distance. The historic village of Gainford, on the banks of The River Tees, benefits from a primary school, hairdresser, village store, doctor's surgery, public house, tea room and village hall.

ACCOMMODATION

- * Family home
- * Village location
- * Five bedrooms
- * One bedroom annexe
- * Inglenook fireplace
- * Gas central heating
 - * Garden
 - * Garage
 - * Driveway
 - * No chain



GSC GRAYS

PROPERTY • ESTATES • LAND

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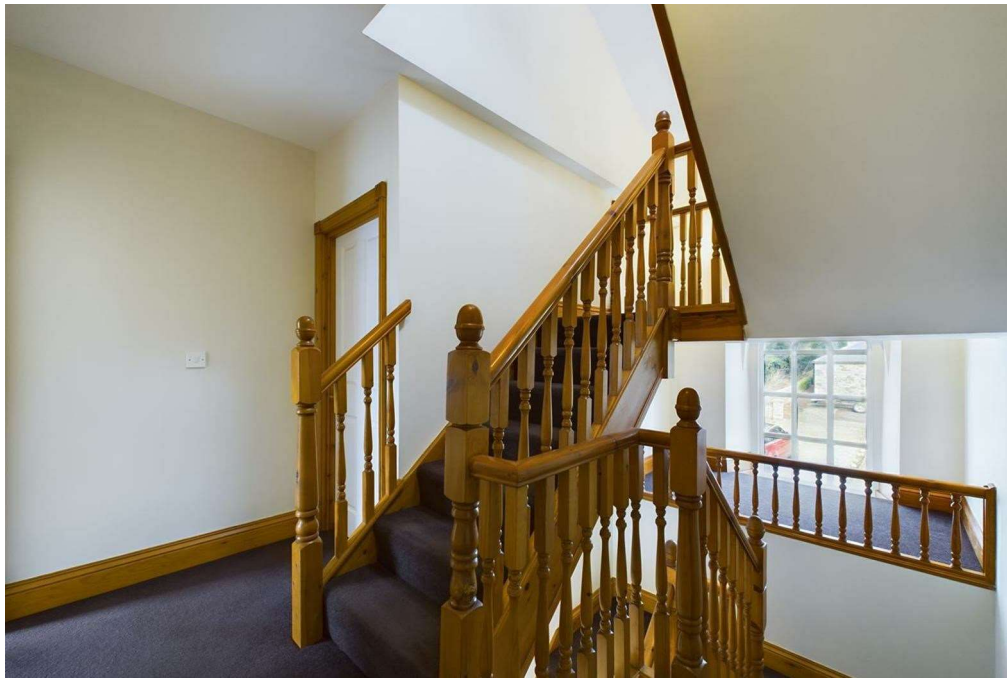
Accommodation

The property briefly comprises entrance hall, cloakroom/wc, living room, dining room, breakfast kitchen, study, rear porch, master bedroom with en-suite, guest bedroom with en-suite, three further bedrooms and a house bathroom, The annexe comprises an internal door to the main house, a separate private entrance, living room, kitchen, bedroom and shower room. To the exterior of the property there is a rear garden, driveway and garage.

Ground Floor

The front entrance hall with Oak flooring provides access to the living room with an inset cast iron gas stove set in an impressive inglenook fireplace with bow window to front elevation. The dining room which is also via the entrance hall boasts Oak flooring and window to front elevation. The stunning breakfast kitchen comprises a matching range of modern wall and base units incorporating rolled edge worksurfaces, Rangemaster cooker, integrated washing machine, dishwasher, dryer, fridge and freezer overlooking the rear garden with Kardean flooring. There is also a study to the ground floor and rear entrance hall with access to the rear garden.





First Floor

With galleried landing and access to the master bedroom with fitted wardrobes and en-suite shower room, there is a guest bedroom with en-suite shower room, single bedroom and house bathroom suite. There is also access to the annexe at first floor level.

Second Floor

With access to two further bedrooms on this floor, both with Velux windows to rear elevation.

Annexe

With private access from the ground floor, staircase to first floor and doors to living room, bedroom, shower room and fitted kitchen.

Externally

To the rear of the property there is a walled rear garden with driveway providing off-street parking.



Garage

With up and over door, power and light. The garage can be access via a personal door from the garden through a utility room on the ground floor level.

Tenure

The property is believed to be offered freehold with vacant possession on completion.

Local Authority and Council Tax

Durham County Council Tel: 03000 26 00 00.

For Council Tax purposes the property is banded E.

Particulars

Particulars written in February 2024.

Photographs taken in February 2024.

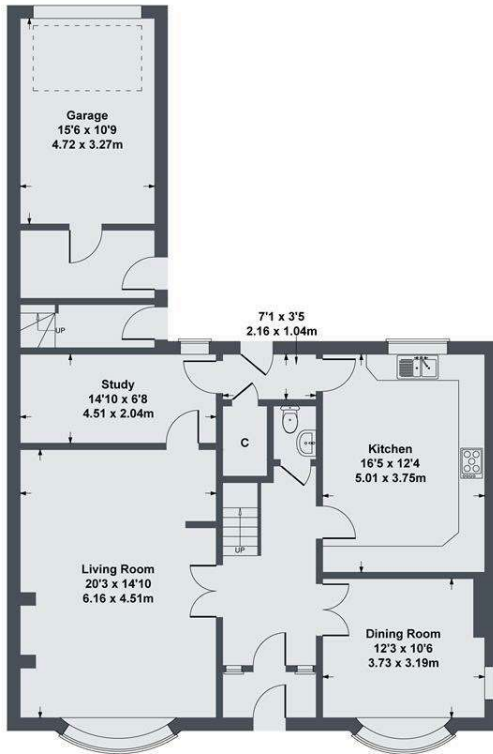
Services and Other Information

Mains electricity, gas and drainage, and water are connected. Gas fired central heating.

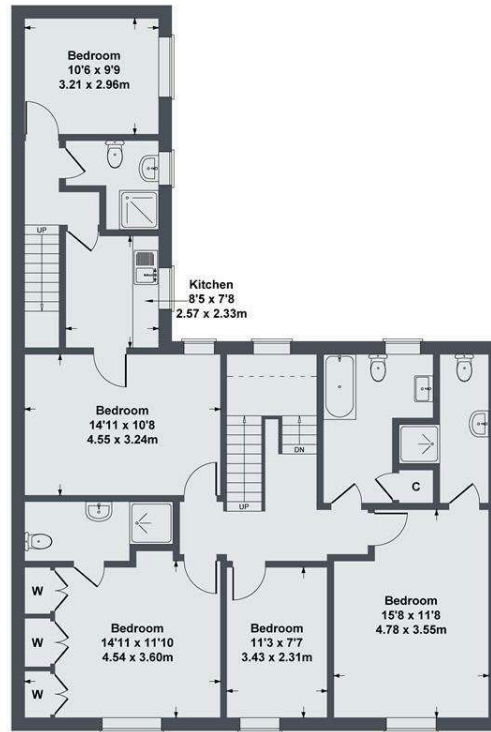


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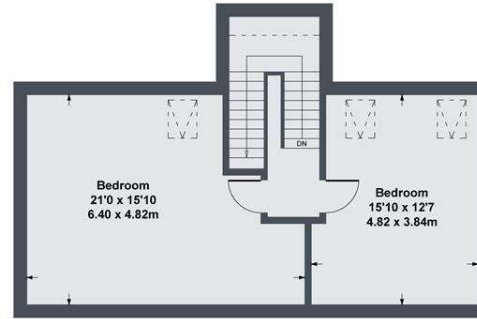
Approximate Gross Internal Area
3035 sq ft - 282 sq m



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C	64	
(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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