



35 GATEWAYS
Wolsingham



35 GATEWAYS

Wolsingham, County Durham, DL13 3HW

Nestled in the charming area of Gateways, Wolsingham, this delightful detached house offers a perfect blend of modern living and comfort. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two bathrooms provide convenience and privacy, ensuring that morning routines run smoothly.

ACCOMMODATION

- * Attractive detached property
- * Three spacious bedrooms
 - * Bright and welcoming
 - * Open plan living
 - * Integrated garage
- * Desirable village location



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Situation & Amenities

Durham 19 miles, Newcastle 29 miles, Darlington 27 miles. The property is within easy commuting distance to Durham, Newcastle and Darlington, with Wolsingham offering suitable schools from primary school through to sixth form. In addition to this, there are a number of well-respected private schools, including Durham School and Barnard Castle School within easy commuting distance. Wolsingham itself provides convenience stores, a number of cafes, restaurants and a sports centre at Wolsingham School which is open to the public.

The Property

35 Gateways is an attractive detached family home situated within a popular residential development in the market town of Wolsingham. The property offers well-presented and practical accommodation ideally suited to modern family living, with bright reception space, a modern kitchen and dining area, and three well-proportioned bedrooms.

Externally, the property benefits from private gardens, driveway parking and an integral garage, whilst remaining conveniently positioned for access to local amenities, schools and surrounding countryside.





Accommodation

Ground Floor

The ground floor accommodation comprises an entrance hallway leading through to a spacious living room enjoying a bright and welcoming aspect. To the rear of the property is a modern fitted kitchen with a range of wall and base units together with space for dining and access to the rear garden, creating an ideal space for family living and entertaining.

There is also internal access to the garage together with useful storage space and a ground floor WC, adding to the practicality of the layout.

First Floor

To the first floor there is a landing providing access to three well-proportioned bedrooms and a contemporary family bathroom. The master bedroom benefits from an ensuite with a 3-piece suite and a free-standing bath.



Externally

Externally the property benefits from a front and back garden with private parking to the front. The rear garden provides a private and manageable outdoor space, enjoying a pleasant setting with a water feature. The garden also benefits from a hottub to relax, after a long day.

Driveway

The driveway provides off-street parking for multiple vehicles.

Garage

The property also benefits from an integral garage with up and over access door, offering useful parking, storage or workshop space.

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 May 2026.

Photographs taken in May 2026.

Conditions of Sale - Anti Money Laundering

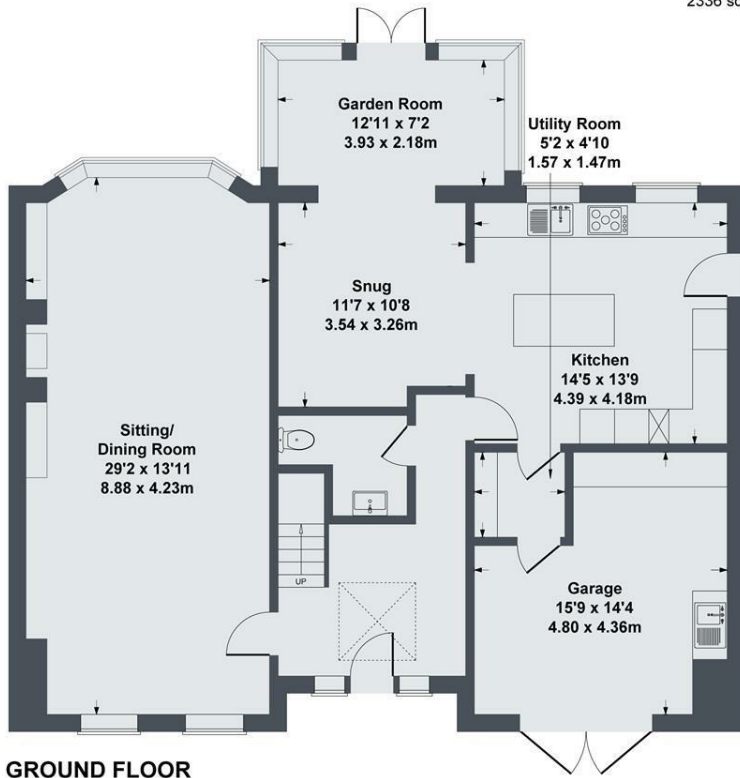
Should a purchaser(s) have an offer accepted on a property marketed by GSC Grays they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £37.50 plus VAT (£45.00 inc VAT) per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

Services and Other Information

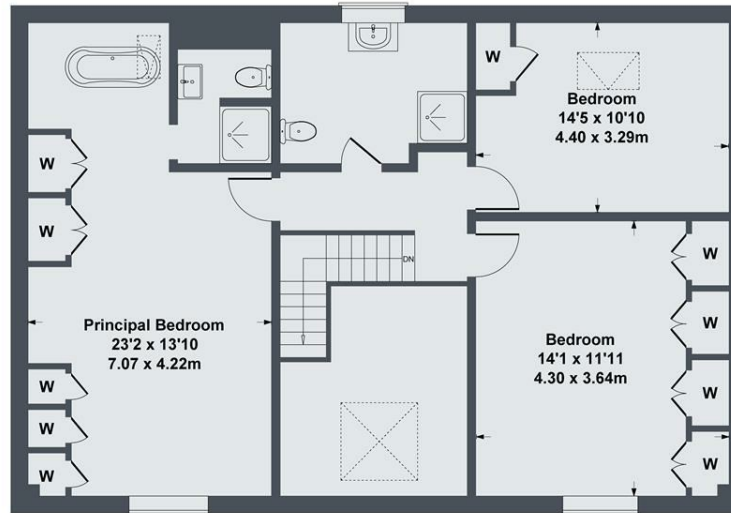
Mains electricity, gas and drainage, and water are connected. Gas fired central heating.

35 Gateways, Wolsingham

Approximate Gross Internal Area
2336 sq ft - 217 sq m



GROUND FLOOR



FIRST 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. 2026

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	73	78
	EU Directive 2002/91/EC	



DISCLAIMER NOTICE:

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1. These particulars, including any plan are a general guide only and do not form any part of any offer or contract.
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