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Eden Park  
Gainford, Darlington, DL2 3DB

**Offers in the region of £295,000**

House - Semi-Detached  
4 Bedroom/s  
2 Bathroom/s

Nestled in the charming village of Eden Park in Gainford, Darlington, this semi-detached home offers a delightful blend of space and style. Boasting five bedrooms, this property has been greatly extended to provide a deceptively spacious living environment, with feature internal doors throughout.

The fitted kitchen is perfect for whipping up culinary delights, while the living room with a cosy log burner is ideal for relaxing evenings with loved ones. The picturesque village location adds to the appeal of this home, offering a tranquil setting for peaceful living.

Step outside to discover the mature, established rear garden, complete with a summerhouse/bar - perfect for entertaining guests or enjoying a quiet moment in nature,. The stunning family bathroom/WC adds a touch of luxury to everyday living, with separate walk-in shower.

Don't miss the opportunity to make this charming property your own and experience the best of village living, this home can only be fully appreciated on internal viewing.





- GREATLY EXTENDED TO THE REAR
- SUITED TO FAMILY OCCUPATION
- PICTURESQUE VILLAGE LOCATION
- LIVING ROOM WITH LOG BURNER
- EXTENSIVE DRIVE ALLOWING OFF ROAD PARKING
- DECEPTIVELY SPACIOUS
- FIVE BEDROOMS
- REFITTED BATHROOM/WC WITH CONTEMPORARY SUITE
- FITTED KITCHEN WITH INTEGRATED APPLIANCES
- GARAGE.

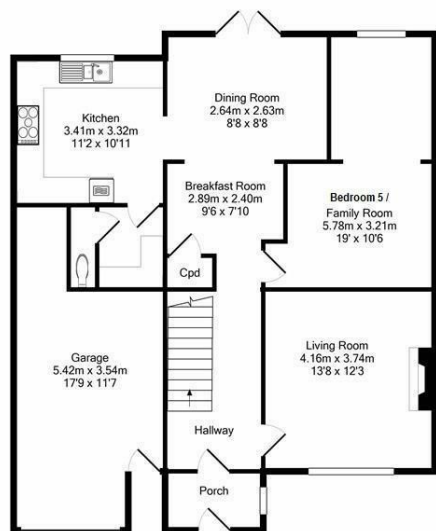
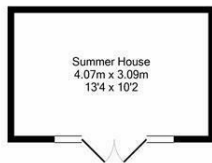
**GENERAL INFORMATION:**

Tenure: Freehold

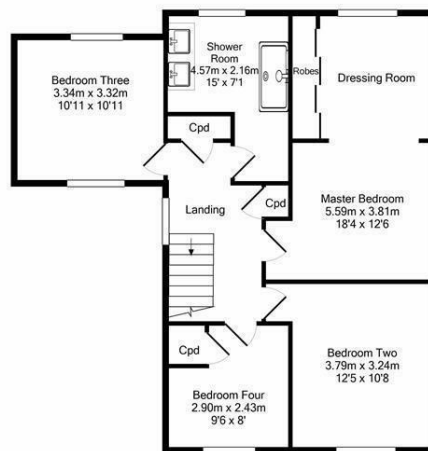
Services: Gas central heating, mains electric, water and drainage.

Double glazing

Local Authority: Darlington Borough Council (Tax Banding C)



GROUND FLOOR  
APPROX. FLOOR  
AREA 111.2 SQ.M.  
(1197 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 71.1 SQ.M.  
(765 SQ.FT.)

EDEN PARK, GAINFORD, DL2 3DB.

TOTAL APPROX. FLOOR AREA 182.3 SQ.M. (1962 SQ.FT.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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MAB 6202



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