



## 4 Davisons Court, Gainford

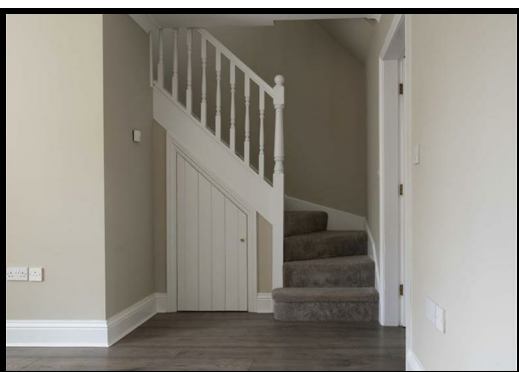
### Asking Price £215,000

Situated within the charming village of Gainford, this delightful house on Davison's Court presents an exceptional opportunity for those seeking a well-appointed family home. This property boasts a thoughtful layout that includes two inviting reception rooms, perfect for both relaxation and entertaining.

The residence features three generously sized bedrooms, providing ample space for family living or accommodating guests. The bathroom is well-designed, ensuring comfort and convenience for all. Built in 2001, the house has been immaculately presented throughout, showcasing fine interior design that harmoniously blends style with functionality.

One of the standout features of this property is that it is offered for sale with no onward chain, allowing for a smooth and efficient purchasing process. Whether you are a first-time buyer or looking to downsize, this home is ready for you to move in and make it your own.

With its modern amenities and tasteful décor, this house is not just a place to live, but a sanctuary to enjoy. Gainford itself is a picturesque village, offering a sense of community and tranquillity, while still being conveniently located for access to nearby towns and amenities. This property is truly a gem and deserves your attention.





# 4 Davisons Court, Gainford

## General Remarks

Offered For Sale with NO ONWARD CHAIN

A superb opportunity has arisen to acquire a simply stunning three bedroom semi detached residence occupying a most pleasing position on Davison's Court within the delightful village of Gainford.

Wood framed double glazed windows sash throughout  
Immaculately presented and offering fine interior design  
Council Tax Band B

We welcome viewings at the earliest opportunity to avoid disappointment

## Location

The delightful Village of Gainford is conveniently placed between the historic market towns of Darlington and Barnard Castle and offers a host of amenities to include primary school, general dealers, doctor's surgery, hairdressers, public house and a number of other facilities. The A66 trunk road provides useful links to the West of the country and to the A1 at Scotch Corner.

## Entrance Porch Way

The property is entered through a wooden door leading into a welcoming entrance porch way. The porch way is warmed by a central heating radiator and is tastefully decorated in neutral tones.

## Living Room

10'10" x 14'2"

The beautifully presented living room is situated to the front elevation of the property. Warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from laminated flooring, a wood framed double glazed window and a wooden fire surround with a cast iron insert and a tiled hearth.

## Kitchen / Dining Room

16'1" x 7'11"

The modern kitchen is fitted with a comprehensive range of wall, floor and drawer units with contrasting worktops incorporating a stainless steel sink and drainer. The kitchen / dining room is warmed by a central heating radiator and benefits from laminated flooring, an integrated electric oven with a gas hob and over head extractor hood, a wood framed double glazed window and plumbing for an automatic washing machine. There is ample room for a dining table. French doors lead out to the rear garden.

## Cloakroom

The cloakroom is warmed by a central heating radiator, has a tiled

floor, a window to the side elevation and is fitted with a modern suite comprising of a wash hand basin and a low level WC.

## First Floor Landing

A staircase leads to the first floor landing.

## Bedroom One

12'8" x 10'0"

A double bedroom with a wood framed double glazed window overlooking the rear elevation of the property. Warmed by a central heating radiator and tastefully decorated.

## Bedroom Two

7'4" x 9'10"

A double bedroom warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from a wood framed double glazed window overlooking the front elevation of the property.

## Bedroom Three

8'1" x 5'9"

Situated to the rear elevation of the property a further bedroom warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from a wood framed double glazed window.

## Bathroom

8'5" x 4'4"

The bathroom has laminated flooring, a wood framed double glazed window and is fitted with a modern suite comprising of a panelled bath with over head electric shower, a wash hand basin, a low level WC and a towel radiator.

## Externally

Externally to the front of the property there is a forecourt garden. To the rear of the property there is a patio area which is ideal for outdoor entertaining. The property also benefits from a private gated driveway providing off road car parking.

