



# South View

Gainford



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# ABOUT THE PROPERTY

A three-bedroom dormer bungalow, ideally located close to the village tennis courts and boasting scenic views across open fields to the rear. Perfectly positioned for those seeking both tranquillity and a sense of community, this home places you within easy reach of local amenities, charming village walks, and leisure facilities.

Upon entering the property, a welcoming hallway provides access to all ground floor accommodation, along with the convenience of two generous storage cupboards and stairs rising to the first floor. The spacious living room is bathed in natural light thanks to two large picture windows. An inset gas fire and central ceiling light create a cosy yet bright space ideal for relaxing or entertaining.

There are two well-proportioned bedrooms to the ground floor. Bedroom One is a comfortable double, located adjacent to the living room, with views to the front and a handy under-stairs recess. Bedroom Two, positioned to the rear, with views over the rear garden. The family bathroom is designed with a panelled bath, mains-fed shower, heated chrome towel rail, and tiled splashbacks, complemented by high-level obscured glazed windows for privacy and natural light.

The kitchen is both functional and inviting, fitted with a range of wall and floor units and integrated appliances including a dishwasher, fan oven, and four-ring gas hob. A window overlooks the rear garden, and there's ample space for a dining table and chairs, making this the ideal spot for family meals. The adjacent rear entrance vestibule offers access to the garden and a convenient sliding door into the garage.

Upstairs, a small galleried landing lit by a Velux roof light leads to the master bedroom suite. This double bedroom is flooded with daylight thanks to four Velux roof lights and boasts two storage cupboards—one of which houses the gas-fired central heating boiler. The stylish en suite is fully tiled, featuring a walk-in shower, contemporary vanity unit, and low-level WC, enhanced by both a Velux roof light and an obscured glazed window.

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Outside, the property enjoys a single garage with power, lighting, and both front and internal access. The driveway and paved front offer ample parking, while pathways lead to a rear garden, predominantly laid to lawn with a paved patio—ideal for outdoor dining and relaxing.

With gas central heating, double glazing throughout, this superb dormer bungalow combines comfort, style and location. Early viewing is highly recommended to truly appreciate all this delightful home has to offer.

### PROPERTY INFORMATION

Land Registry Title Number:DU132681

Tenure: Freehold

Local Authority: Durham

Council Tax Band: C

Annual Cost:£2,268

Flood Risk: Very low

Conservation Area: No

Predicted Broadband Speeds: Basic 10 Mbps, Superfast:55 Mbps

Satellite / Fibre TV Availability: BT, Sky and Virgin

Services: Mains Electricity, Mains Gas, Mains Water and Mains Sewerage

Heating: Gas Fired Central Heating

Recent Planning History: 12 South View, Gainford - DM/21/03465/FPA

Replacement Side Extension and Porch

### SURVEY

We have not undertaken a survey of the property and therefore are unable to comment on its structural condition.

### COVENANTS AND EASEMENTS

This property is subject to an easement which will need to be verified by the sellers solicitors.

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**PRICE**

£325,000

**VIEWING**

Strictly by appointment through the selling agents Addisons Chartered Surveyors T: 01833 638094 opt 1 or [info@addisons-surveyors.co.uk](mailto:info@addisons-surveyors.co.uk)

**BROCHURE**

Details and photographs March 2026.



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# Floor Plan

## 13 South View, Gainford

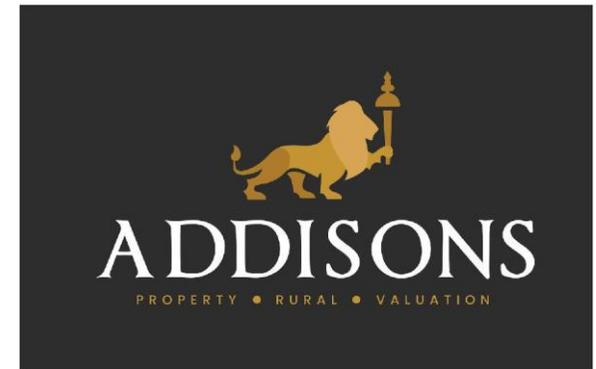


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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