



Ashwood Grange, Thornley, DH6 3ET  
5 Bed - House - Detached  
Offers Over £255,000

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# Ashwood Grange

## Thornley, DH6 3ET

Stunning Executive Style Detached Home \*\* Can Be Sold With Hot Tub & Furnishings \*\* 4/5 Bedrooms (5th is Only Nursery/Study or Dressing Room) \*\* Larger Than Average Plot \*\* Spacious Extended Floor Plan \*\* Ample Parking & Garage \*\* Enclosed Rear Garden With Sunny Aspect \*\* Superbly Appointed Throughout \*\* Upvc Double Glazing & GCH Via Combination Boiler \*\* Must Be viewed \*\*

This stunning home offers space and versatility, with a floor plan comprising: entrance lobby, comfortable family lounge with French doors to the rear garden, separate dining room and office space, stunning fitted kitchen with a range of integrated appliances and cloak/wc. The first floor has four good size bedrooms, master en-suite shower room/wc, 5th bedroom which is only for nursery/study or dressing room, as it is off the second bedroom. There is also a family bathroom/wc, fitted with an attractive white suite. Outside the property occupies a larger than usual corner plot with gardens to the front, side and rear. The front has ample parking via driveway which leads to the single garage. The rear garden is enclosed with sunny aspect and has BBQ and hot tub areas.

The property lies within easy reach of local facilities and amenities which are available within Thornley village. It is well placed for commuting purposes being just off the A(181) Highway which offers access to Durham City and the A(19) Highway, which provides good road links to other parts of the region. Durham City offers a more comprehensive range of shopping, recreational facilities and amenities as well as the A(19) Highway which provides good road links to other parts of the region.



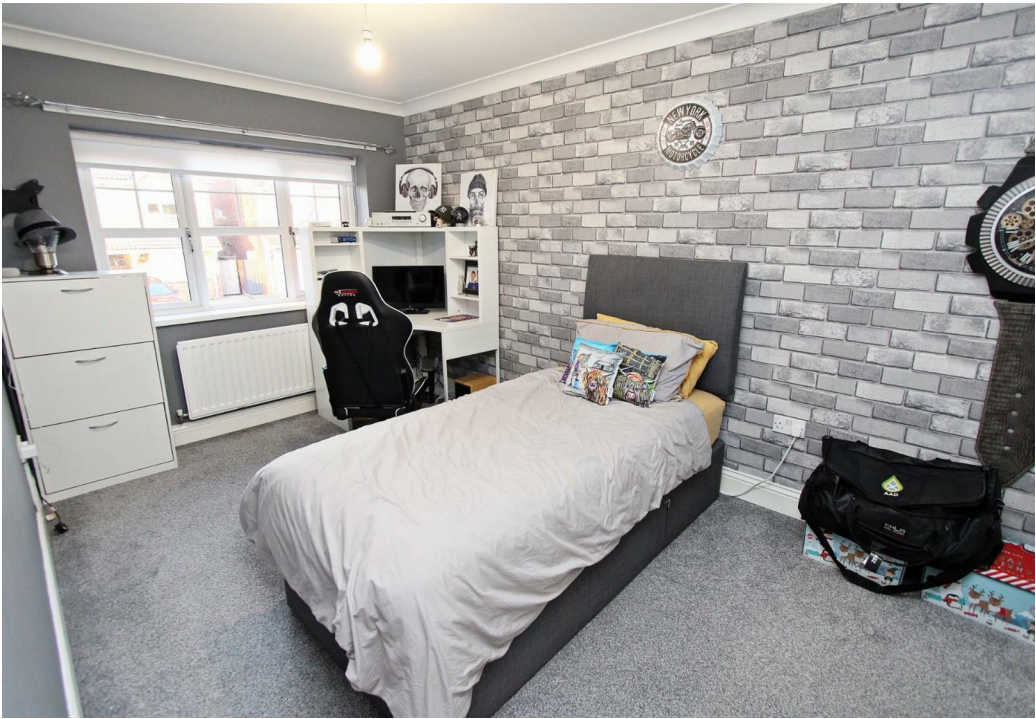




















## GROUND FLOOR

### Entrance Hall

### Lounge

25'11 x 11'04 (7.90m x 3.45m)

### Kitchen

14'03 x 9'08 (4.34m x 2.95m)

### Dining Room / Office

20'11 x 8'02 (6.38m x 2.49m)

### W/C

8'07 x 2'11 (2.62m x 0.89m)

## FIRST FLOOR

### Bedroom One

11'11 x 11'06 (3.63m x 3.51m)

### En-Suite

5'09 x 5'08 (1.75m x 1.73m)

### Bedroom Two

20'11 x 8'01 (6.38m x 2.46m)

### Study / Nursery

9'0 x 8'05 (2.74m x 2.57m)

### Bedroom Three

13'11 x 8'06 (4.24m x 2.59m)

### Bedroom Four

9'03 x 8'06 (2.82m x 2.59m)

### Bathroom

7'01 x 5'10 (2.16m x 1.78m)

## EXTERNAL

### Garage

17'01 x 8'02 (5.21m x 2.49m)

### Tenure - Freehold

**Council Tax Band C - Approx. £1901 PA**

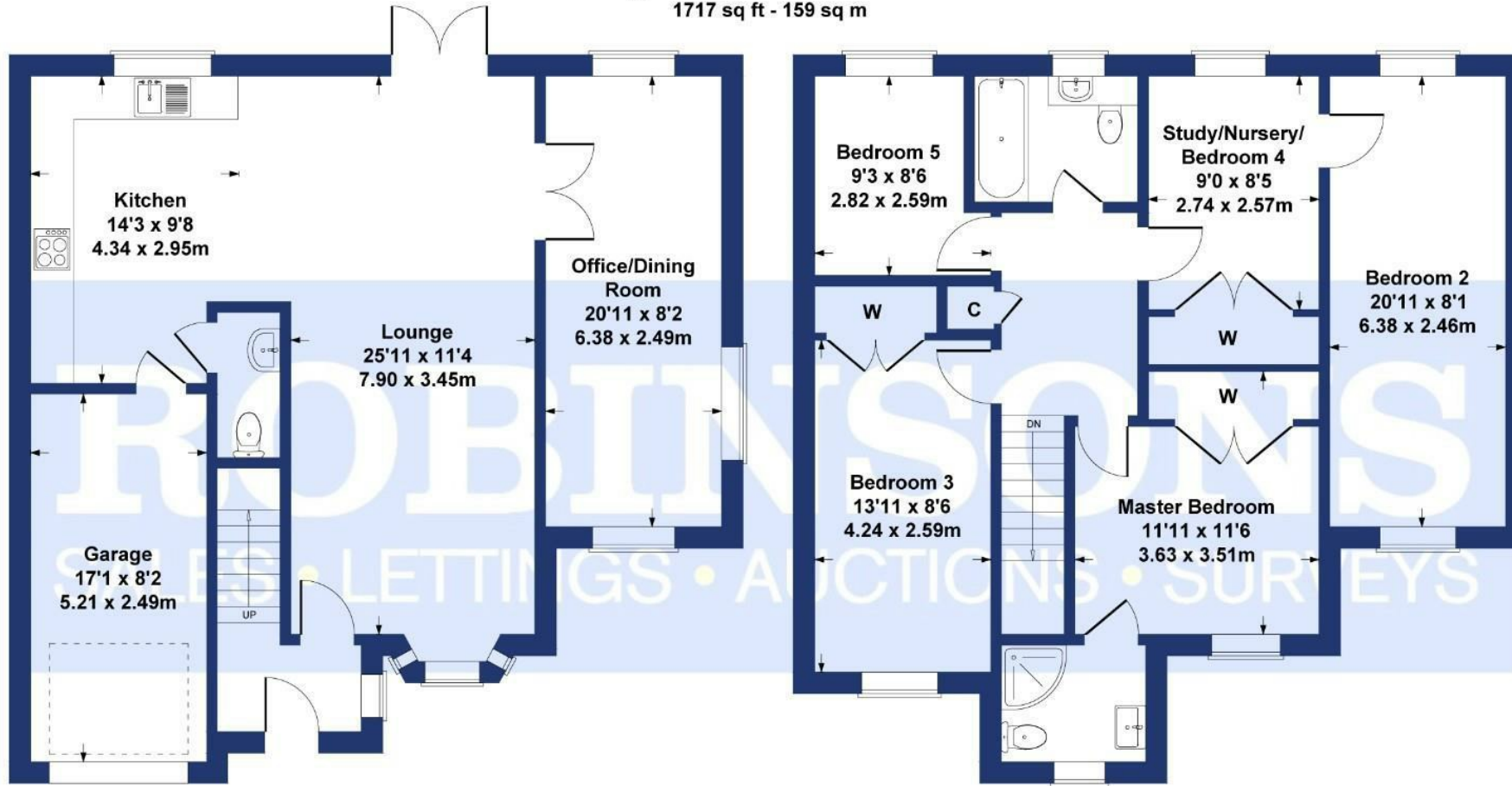






# Ashwood Grange

Approximate Gross Internal Area  
1717 sq ft - 159 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) <b>A</b>		
(81-81) <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		
England & Wales	74	83
	EU Directive 2002/91/EC	

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. 2022

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.





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