



Ashwood Grange, Thornley, DH6 3ET  
4 Bed - House - Detached  
Guide Price £200,000

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS

# Ashwood Grange

## Thornley, DH6 3ET

Superb Family Detached Home \*\* Upgraded & Remodelled \*\* Parking & Gardens \*\* Pleasant Cul-De-Sac \*\* EV Charging Point \*\* Converted Garage \*\* Outskirts of Durham \*\* Village Setting \*\* Upvc Double Glazing & GCH \*\* Early Viewing Advised \*\*

The floor plan comprises: entrance hallway, reception room, additional bedroom or home office, comfortable living and dining room with French doors to the rear garden, stunning fitted kitchen with a range of integral appliances, useful utility room and cloak/WC. The first floor has four good size bedrooms, master en-suite shower room/WC and main family bathroom. Outside, there is front driveway parking, whilst the rear is an enclosed garden or a good size with lawn and patio areas.

Thornley, a village on the outskirts of Durham, offers a blend of rural tranquillity and convenient access to essential amenities. Situated just a short drive from Durham City, Thornley provides an ideal location for those seeking a semi rural lifestyle while remaining well-connected. The village benefits from reliable transport links, with easy access to the A181, connecting residents to Durham, Sunderland, and beyond. Regular bus services also provide convenient travel options for commuters and shoppers alike. Thornley boasts local amenities, including a primary school, convenience stores, and a selection of pubs and eateries. For wider shopping, leisure, and healthcare facilities, nearby towns such as Peterlee and Durham offer a range of supermarkets, restaurants, and medical services. Surrounded by picturesque countryside, Thornley is perfect for outdoor enthusiasts, with scenic walking trails and green spaces providing a breath of fresh air. This welcoming village presents an attractive opportunity for buyers looking to enjoy the best of both worlds—village charm with excellent connectivity.













## GROUND FLOOR

### Hallway

### Reception, Bedroom or Home Office

15'7 x 7'8 (4.75m x 2.34m)

### Living Area

15'6 x 11'4 (4.72m x 3.45m)

### Dining Area

11'4 x 9'11 (3.45m x 3.02m)

### Kitchen

11'9 x 8'7 (3.58m x 2.62m)

### Utility Room

### Cloak/WC

## FIRST FLOOR

### Bedroom

12'2 x 11'6 (3.71m x 3.51m)

### En-Suite

### Bedroom

14'0 x 8'6 (4.27m x 2.59m)

### Bedroom

11'4 x 8'4 (3.45m x 2.54m)

### Bedroom

9'4 x 7'5 (2.84m x 2.26m)

### Bathroom/WC

### Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 15 Mbps, Superfast 80 Mbps, Ultrafast 10000 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

Council Tax: Durham County Council, Band C - Approx. £2161 p.a

Energy Rating: C

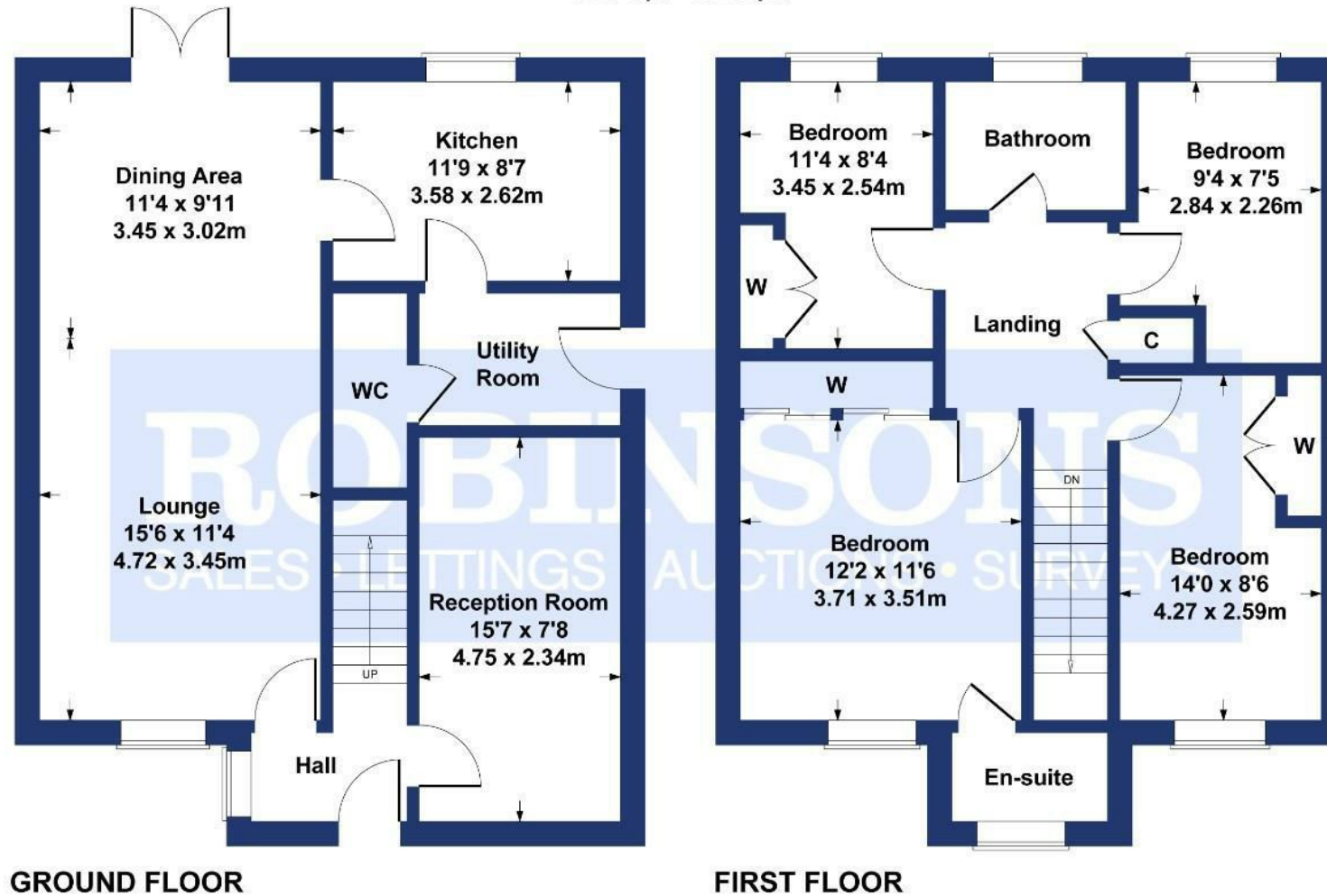


Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.



# Ashwood Grange

Approximate Gross Internal Area  
1310 sq ft - 122 sq m



## 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. 2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		86
(61-81)	B		
(39-60)	C	77	
(15-58)	D		
(9-34)	E		
(2-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.



1 Old Elvet, Durham City, Durham, DH1 3HL  
Tel: 0191 386 2777  
[info@robinsonsdurham.co.uk](mailto:info@robinsonsdurham.co.uk)  
[www.robinsonsestateagents.co.uk](http://www.robinsonsestateagents.co.uk)

