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Gore Hill Estate, Thornley, DH6 3DT
3 Bed - House - Semi-Detached
O.I.R.O £165,000

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SALES • LETTINGS • AUCTIONS • SURVEYS

Gore Hill Estate Thornley, DH6 3DT

WOW - What a Property ** Early Viewing Advised ** No Chain ** First Time Buyers & Families
** Village Location ** Fully Refurbished ** Outskirts of Durham

This beautifully fully refurbished home offers an exceptional standard of modern living, combining high-quality finishes with thoughtful design throughout. Having undergone an extensive programme of improvements including a new roof, full rewire, and brand-new heating system, the property is ready to move straight into and enjoy.

From the moment you step inside, the attention to detail is clear. An inviting entrance hallway leads through to a comfortable and stylish lounge, perfect for relaxing evenings. The heart of the home is the impressive modern fitted kitchen and dining space, complete with a range of integrated appliances, ample room for a dining table, and elegant French doors opening onto the rear patio and garden—ideal for entertaining and everyday family life.

A standout feature is the spacious rear hallway, offering versatile use as a breakfast area, home office, or additional reception space, also benefiting from French doors leading outside. A practical utility room and cloakroom/WC complete the well-designed ground floor layout.

Upstairs, the property continues to impress with three generously sized bedrooms and a contemporary family bathroom/WC, featuring a stylish over-bath shower.

Externally, the home boasts landscaped gardens and a large block-paved driveway, providing ample off-road parking. To the rear, a private enclosed garden with a sunny aspect creates a perfect space for outdoor relaxation and entertaining.

Situated in a highly sought-after village location on the outskirts of Durham, the property benefits from excellent road links and a range of nearby amenities, making it ideal for commuters, families, and first-time buyers alike.

A superb opportunity to acquire a turn-key home finished to a luxurious standard—early viewing is highly recommended.





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LOCATION

Thornley is a well-established County Durham village that offers buyers an appealing balance between everyday convenience and a relaxed, semi-rural lifestyle. Situated just a few miles from both Durham City and Peterlee, the village benefits from a good range of local amenities including shops, pubs, schools and community facilities, creating a practical setting for families and day-to-day living. Residents enjoy easy access to larger retail, leisure and employment hubs nearby, while still retaining the feel of a close-knit community with a strong local identity.

For commuters, Thornley is particularly well positioned, with excellent road links via the A1(M) and A19, allowing straightforward travel across the region, while Durham railway station is within easy reach for connections further afield. Regular bus services also serve the village, making it accessible for those without a car and enhancing its appeal for a wide range of buyers.

One of Thornley's standout features is its proximity to open countryside, offering a peaceful environment with plenty of opportunities for outdoor pursuits. Surrounding areas provide scenic walking and cycling routes, with nearby woodland and nature spaces creating an attractive backdrop for those who value fresh air and green surroundings. This combination of countryside access and strong connectivity makes Thornley an ideal choice for buyers seeking a quieter lifestyle without sacrificing convenience.

Agents Notes

Council Tax: Durham County Council, Band X - Approx. £xxxx p.a

Tenure: Freehold

Estate Management Charge – NA

Property Construction – Standard assumed

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains

Sewerage – Mains

Heating – Gas Central Heating

Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.

Restrictions – Covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Selective licencing area – Yes

Rights & Easements – None known

Flood risk – Refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – Refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Protected Trees – None known

Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.

Accessibility/Adaptations – Extended

Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. 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 before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

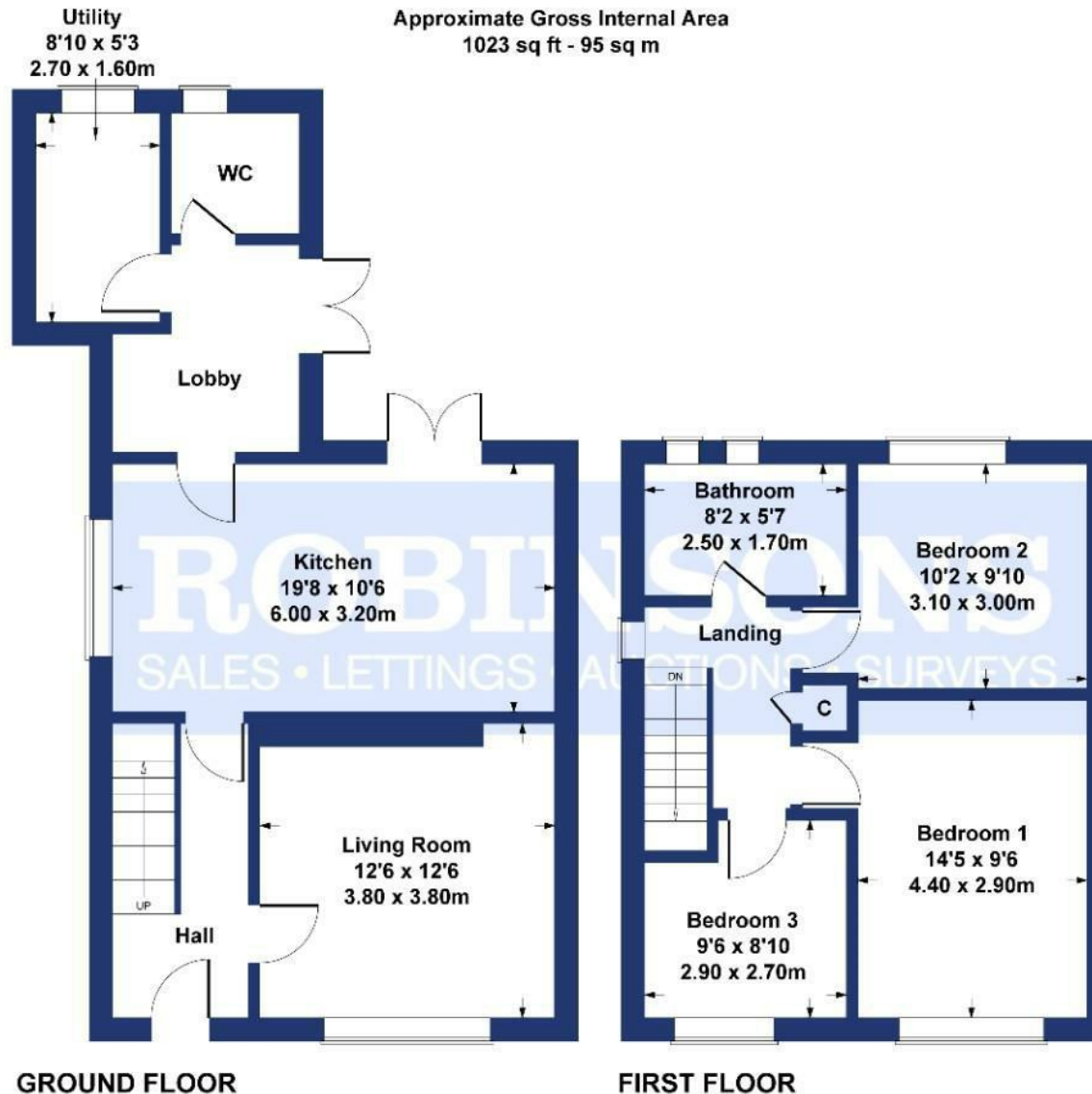
HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.





Gore Hill Estate

Approximate Gross Internal Area
1023 sq ft - 95 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. 2026

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	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.



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