



## Gore Hill Estate

Thornley, DH6 3DS

£725 Per Month



Hunters are pleased to offer to the rental market this spacious three-bedroom family home, situated on the popular Gore Hill Estate in Thornley. The property offers generous accommodation throughout, briefly comprising an entrance hallway, large front lounge, open-plan kitchen/dining area with fitted units, integrated oven and hob, useful ground floor WC, three well-proportioned bedrooms and a modern family bathroom. Externally, the home benefits from a large block-paved driveway providing off-street parking for multiple vehicles, along with a substantial enclosed rear garden. Further benefits include gas central heating, double glazing and neutral décor throughout. Located within a residential estate, the property is well suited to families or tenants looking for spacious accommodation with good access to local amenities and surrounding villages. Viewing is highly recommended.



### Entrance Hallway

The property opens into a bright and welcoming entrance hallway, finished with fresh neutral décor and dark fitted carpet. The hallway provides access to the main ground floor accommodation and staircase leading to the first floor. There is a wall-mounted radiator, internal doors to the living space and a useful understairs/storage style area, creating a practical first impression.

### Lounge 12'5" x 12'5" (3.79m x 3.79m)

A spacious lounge positioned to the front of the property, offering a generous living area with a large front-facing window allowing plenty of natural light into the room. The room is decorated in neutral tones and benefits from dark fitted carpet, a central ceiling light point and a radiator beneath the window. This is a good-sized main reception room, suitable for a range of furniture layouts.

### Dining Room 10'4" x 9'10" (3.17m x 3.01m)

Located just off the kitchen, the dining area provides further usable ground floor space and benefits from a large rear-facing window overlooking the garden. The room has neutral décor, fitted carpet and a radiator, making it ideal as a dining room, family area or additional sitting space.

### Kitchen 10'11" x 8'1" (3.33m x 2.47m)

The kitchen is fitted with a range of white wall and base units, contrasting work surfaces and a stainless-steel sink with drainer. There is an integrated electric oven and hob with extractor hood above, along with space for additional appliances. The kitchen is finished with grey wood-effect flooring laid in a herringbone style and modern grey wall coverings, giving the room a clean and contemporary finish. The kitchen opens nicely into a dining/living space, creating a practical open-plan feel.

### Rear Hallway

To the rear of the property there is a useful lobby area providing access to the rear garden and downstairs WC. This area has wood-effect flooring and external doors, offering practical space for coats, shoes or day-to-day storage.

### Ground Floor W/C

The property benefits from a convenient ground floor WC, fitted with a toilet and wash hand basin. There is a rear-facing window and wood-effect flooring, providing useful additional facilities on the ground floor.

### First Floor Landing

The first floor landing is bright and neutrally decorated, with fitted carpet continuing from the stairs. The landing provides access to the bedrooms and bathroom, with a window allowing natural light into the stairwell area.

### Master Bedroom 13'6" x 9'11" (4.14m x 3.03m)

A generous double bedroom positioned to the rear of the property, featuring a large window overlooking the rear garden. The room is neutrally decorated and fitted with dark carpet, with a radiator beneath the window. This is a spacious main bedroom with ample room for bedroom furniture.

### Second Bedroom 10'6" x 9'10" (3.22m x 3.02m)

A further good-sized bedroom located to the front of the property, again finished with neutral décor and fitted carpet. The room benefits from a large front-facing window, radiator and useful built-in cupboard/storage area, making it suitable as a double bedroom, guest room or home office.

### Third Bedroom 9'4" x 8'8" (2.87m x 2.65m)

The third bedroom is positioned to the front and provides a practical single bedroom or office space. It benefits from a front-facing window, radiator, fitted carpet and neutral decoration, making it a versatile room for a tenant's needs.

### Family Bathroom 7'11" x 5'6" (2.42m x 1.70m)

The bathroom is fitted with a modern white suite comprising panelled bath, pedestal wash hand basin and WC. The room is finished with grey wall panelling, wood-effect flooring and a chrome heated towel rail. There are two frosted windows providing natural light and privacy, giving the bathroom a clean and modern appearance.

### Outdoor Space

To the rear is a substantial enclosed garden, mainly laid to lawn with a paved pathway leading through. The garden is currently overgrown but offers excellent outdoor space and potential once maintained. There is fencing to the boundaries and access from the rear of the property.

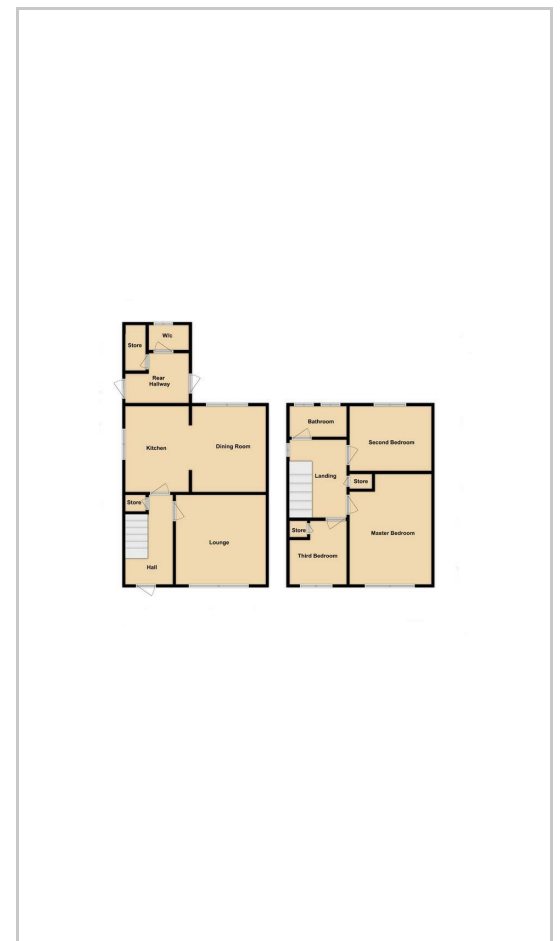
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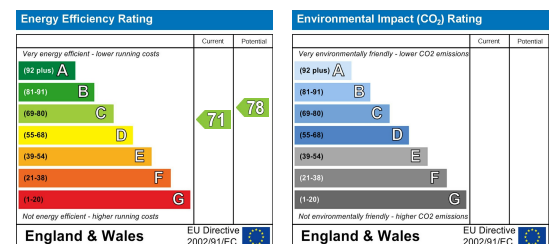
## Area Map



## Floor Plans



## Energy Efficiency Graph



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