

HUNTERS[®]

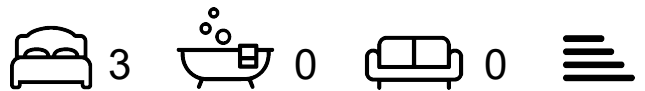
HERE TO GET *you* THERE



Thornley

Bishop Auckland, DL13 4NU

Price £270,000



Spacious two bed roomed stone built detached family home with attic room, pleasantly positioned in the rural village Thornley. Surrounded by open countryside, farmers fields and public walks provides the property with panoramic idyllic views. This rural location is greenbelt land on the edge of a conservation area. This property is complete with garden, garage and driveway, it has the potential to be the perfect home for a range of buyers. Just a short distance from Tow Law which provides access to a range of local amenities including convenience stores, petrol station, cafes, primary schools and a doctors. Neighbouring larger towns Wolsingham, Crook and Bishop Auckland provide access to further amenities such as secondary schools, supermarkets, retail stores, independent shops, restaurants and additional health and leisure services. The A68 is ideal for commuters, leading to the A1(M). The current owners have installed a waterproofing cladding to help weather proof the property for future, as well as installing Solar Panels to reduce energy bills and provide an income for any excess. Fitted with an oil central heating system as well as two recently installed multi fuel stoves.

In brief this property comprises; an entrance porch to the side leading to hallway, living room, kitchen, dining room, utility and conservatory to the ground floor, whilst the first floor accommodates the two bedrooms (one with en suite) as well as the large family bathroom, stairs ascend to the attic which also has a WC and shower.



Entrance Porch
Entrance porch to the side leading through into the hallway.

Living Room 14'10" x 14'5" (4.52 x 4.4)
The main reception room is located to the front elevation, with a deep bay window providing plenty of natural light and overlooking the open countryside. Ample space for furniture and complete with an inset multi fuel burner and feature stone surround.

Dining Room 11'11" x 15'1" (3.64 x 4.6)
The second reception room is another generous sized room, with large window to the rear overlooking the fields behind, fitted with an inset multi fuel burner and with ample space for a large table with chairs.

Kitchen 5'11" x 12'10" (1.8 x 3.9)
The kitchen has been fitted with a range of wall, drawer and base units, contrasting work surfaces as well as space for a cooker and fridge. Leading on into the pantry.

Utility Room 5'10" x 12'10" (1.77 x 3.9)
The utility room has plenty of space for appliances and storage.

Master Bedroom 14'10" x 14'5" (4.53 x 4.4)
The master bedroom has ample space for a king sized bed as well as space for free standing pieces of bedroom furniture.

Bedroom Two 9'2" x 9'2" (2.79 x 2.8)
The second bedroom is another generous bedroom, with ensuite shower room.

En-Suite 6'11" x 5'9" (2.1 x 1.75)
Ensuite comprising a low level WC and shower.

Bathroom 10'2" x 13'1" (3.1 x 4)
Large family bathroom comprising a low level WC and panelled bath.

Attic 15'1" x 10'9" (4.6 x 3.28)
The attic is accessed via a paddle staircase from the landing. There is plenty of storage space as well as a WC and shower.

En-Suite
Fitted with a WC

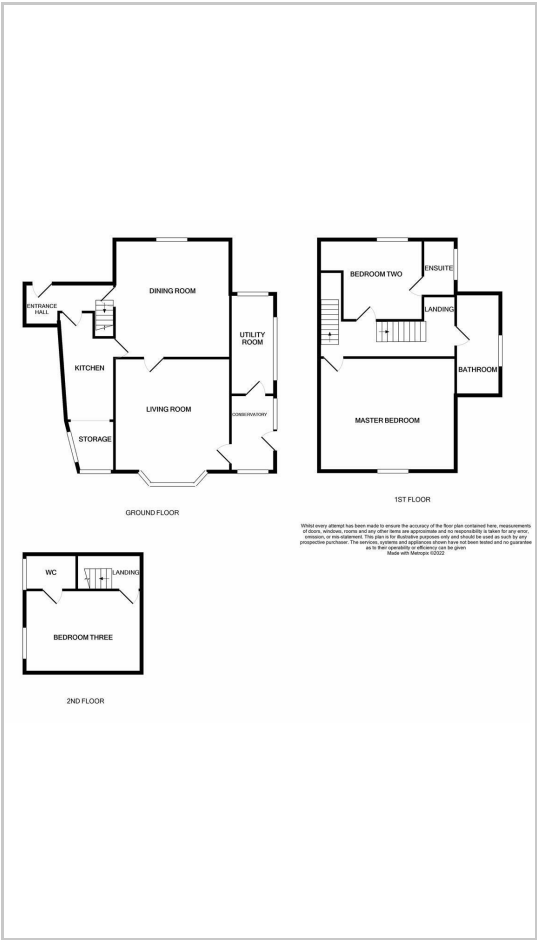
Garden
There is an enclosed garden to the side, mainly laid to lawn, with perimeter flower and shrub borders.

Garage
Detached garage to the side with driveway.

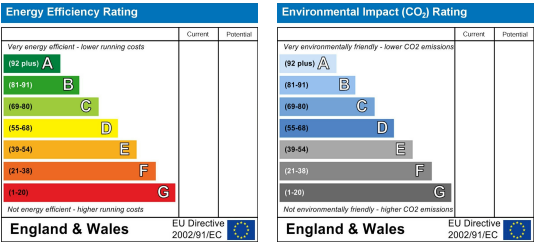
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.