



Crossways Court, Thornley, DH6 3GZ  
4 Bed - House - Detached  
O.I.R.O £312,950

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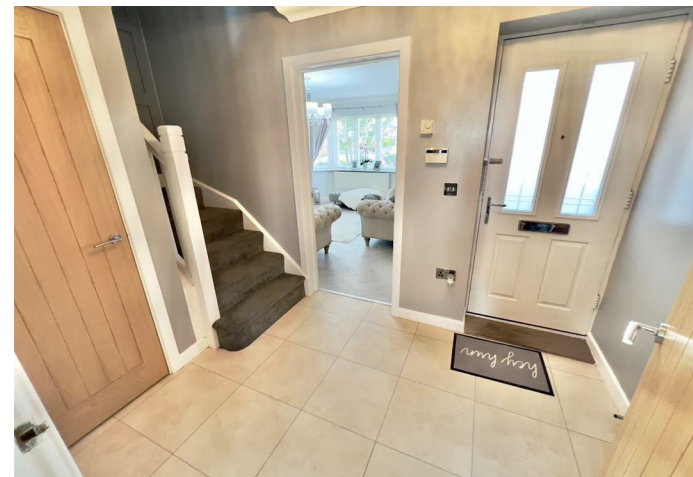


# Crossways Court Thornley, DH6 3GZ

Stunning Upgraded Family Home \*\* Pleasantly Situated With Private Rear Aspect \*\* Spacious, Versatile & Remodelled Floor Plan \*\* Modern Fitted Kitchen With Integral Appliances \*\* Stunning Open Plan Family, Living & Dining Area \*\* Ample Parking \*\* Landscaped Gardens \*\* Outskirts of Durham \*\* Good Commuting Road Links \*\* Must be Viewed \*\*

We are delighted to introduce this magnificent contemporary family residence, characterised by its distinctive design and prime location in the prestigious Crossways Court development. The spacious and remodelled floor plan comprises: inviting entrance hallway, cloak/WC which has a door to a useful store area. The living room offers a fabulous relaxation space with feature fireplace and bay window providing plenty of natural light. The stunning open plan family, living kitchen and dining area will suit modern family living and seamlessly opens to the fabulous garden room overlooking the landscaped gardens. There is also a useful utility area off the kitchen which has external access. The first floor landing provides access to the master bedroom which has an en-suite shower room and fitted robes. There are a further three bedrooms and family shower room/WC which has a double walk in shower cubicle. Outside there is ample front parking, whilst the rear has a fabulous landscaped garden with a degree of privacy.

The property and the development is located on the outskirts of Thornley Village. Boasting superb accessibility, this home is conveniently positioned approx. 5.5 miles from the A1(M) and 4.1 miles from the A19, ensuring effortless travel options. The historically rich Durham City, celebrated for its iconic landmarks such as the Castle and Cathedral, is a mere 6 miles away, providing a wide range of amenities, dining establishments, and reputable local and private schools. For added convenience, the village offers an array of shops and facilities within easy walking distance.























## GROUND FLOOR

Inviting Entrance Hallway

Cloak/WC

Comfortable Living Room

Open Plan Family Kitchen & Dining Area

Garden Room

## FIRST FLOOR

Master Bedroom

En-Suite Shower Room/WC

Bedroom

Bedroom

Bedroom

Family Shower Room/WC

## AGENT NOTE

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 6 Mbps, Superfast 80 Mbps, Ultrafast 9000 Mbps

Mobile Signal/Coverage: Good

Tenure: Freehold

Council Tax: Durham County Council, Band D approx. £2316pa

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. Robnsons cannot accept liability for any information provided.

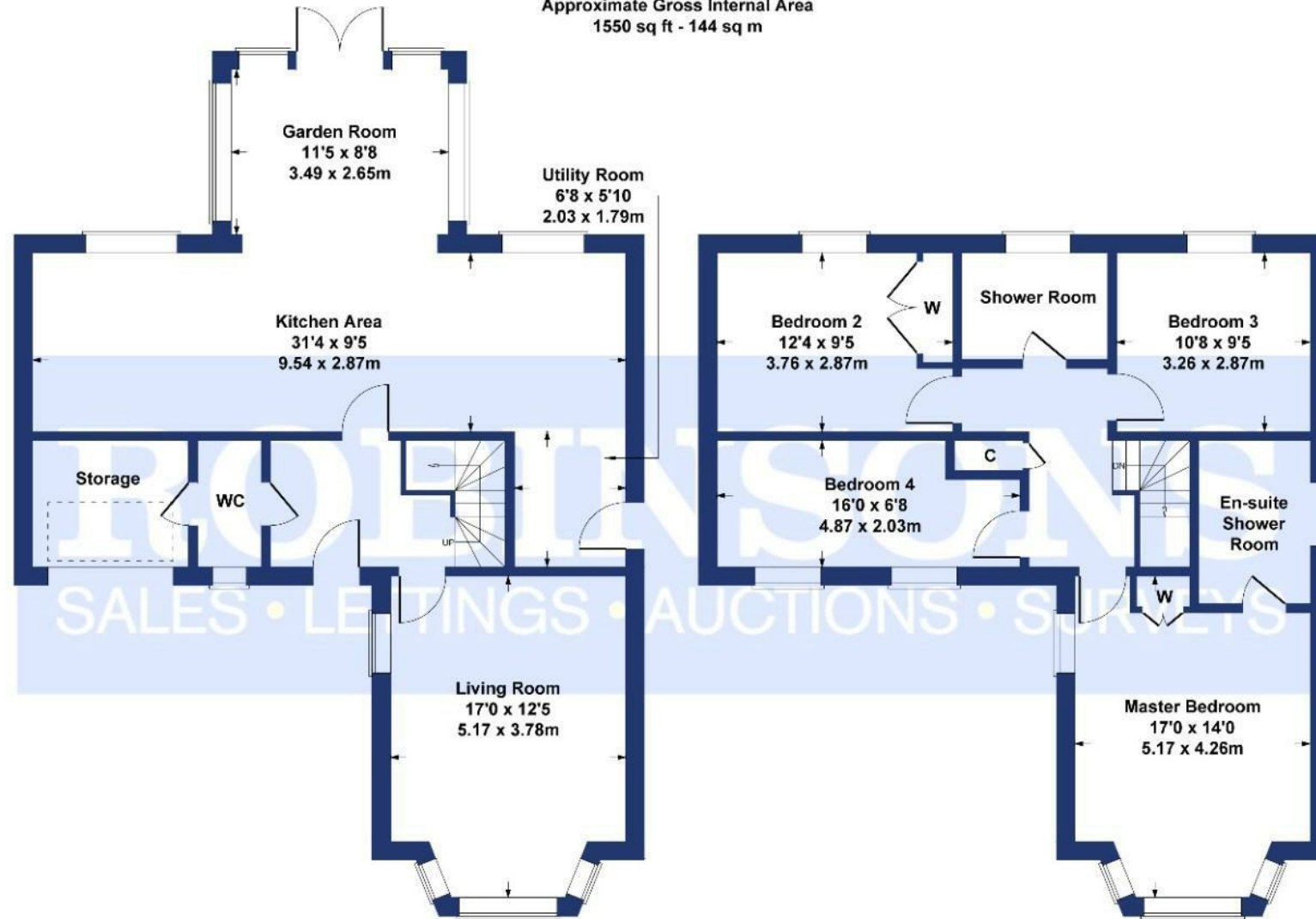






# Crossways Court

Approximate Gross Internal Area  
1550 sq ft - 144 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		88
(81-81)	B	79	
(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	

**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. 2023

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. Robynson can recommend financial services, surveying and conveyancing services to sellers and buyers. Robynson staff may benefit from referral incentives relating to these services.





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