



Cottingham Grove, Thornley, DH6 3EJ
4 Bed - House - Detached
£199,950

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Cottingham Grove

Thornley, DH6 3EJ

Stunning Detached Family Home ** Generous Off Street Parking & Detached Garage ** Enclosed Rear Garden Offering High Degree of Privacy ** Spacious Floor Plan ** Upvc Double Glazing & GCH ** Village Location ** Outskirts of Durham ** Must Be Viewed **

The floor plan includes an entrance hallway, a cloakroom/WC, a cosy lounge, an additional reception room, and an open-plan kitchen and dining area. The kitchen features Wren shaker-style units in a sage matte finish with solid oak countertops, including an island. It also has Stoneware non-slip ceramic Spanish floor tiles, a gas hob, and a NEFF oven with a slide-and-hide door and extractor fan. The dining area is complemented by French doors fitted with wooden plantation shutters, leading out to the rear garden and patio. A practical utility room, also with Spanish floor tiles, is located nearby.

On the first floor, a spacious landing provides access to four bedrooms, including a master with an en-suite shower room, and a family bathroom/WC. The fourth bedroom is equipped with floor-to-ceiling Sharp fitted wardrobes. The loft is boarded with shelving and is accessible via a ladder. Outside, there are front and rear gardens, a generous driveway, a detached garage with additional parking space, and a rear garden that offers privacy, enclosed with a door leading to the garage.

The residence is conveniently situated near the various local services and conveniences offered by Thornley village. Its location is advantageous for commuters, being situated just off the A(181) Highway, granting easy access to Durham City and the A(19) Highway. This allows for efficient travel to different areas within the region. Durham City presents an even wider array of shopping, leisure opportunities, and amenities. The A(19) Highway also facilitates seamless road connections to other parts of the region.













GROUND FLOOR

Hallway

WC

Reception Room

8'11" x 8'8" (2.72m x 2.64m)

Lounge

17'2" x 10'11" (5.23m x 3.33m)

Kitchen Dining Room

23'9" x 12'5" (7.24m x 3.78m)

Utility Room

6'7" x 5'0" (2.01m x 1.52m)

FIRST FLOOR

Bedroom

15'0" x 11'0" (4.57m x 3.35m)

En-Suite

6'9" x 4'0" (2.06m x 1.22m)

Bedroom

11'2" x 11'0" (3.40m x 3.35m)

Bedroom

8'3" x 8'1" (2.51m x 2.46m)

Bedroom

9'0" x 8'4" (2.74m x 2.54m)

Bathroom/WC

8'0" x 6'0" (2.44m x 1.83m)

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 9Mbps, Superfast 79Mbps, Ultrafast 9000Mbps

Mobile Signal/Coverage: Good to Average

Tenure: Freehold

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

Energy Rating: C



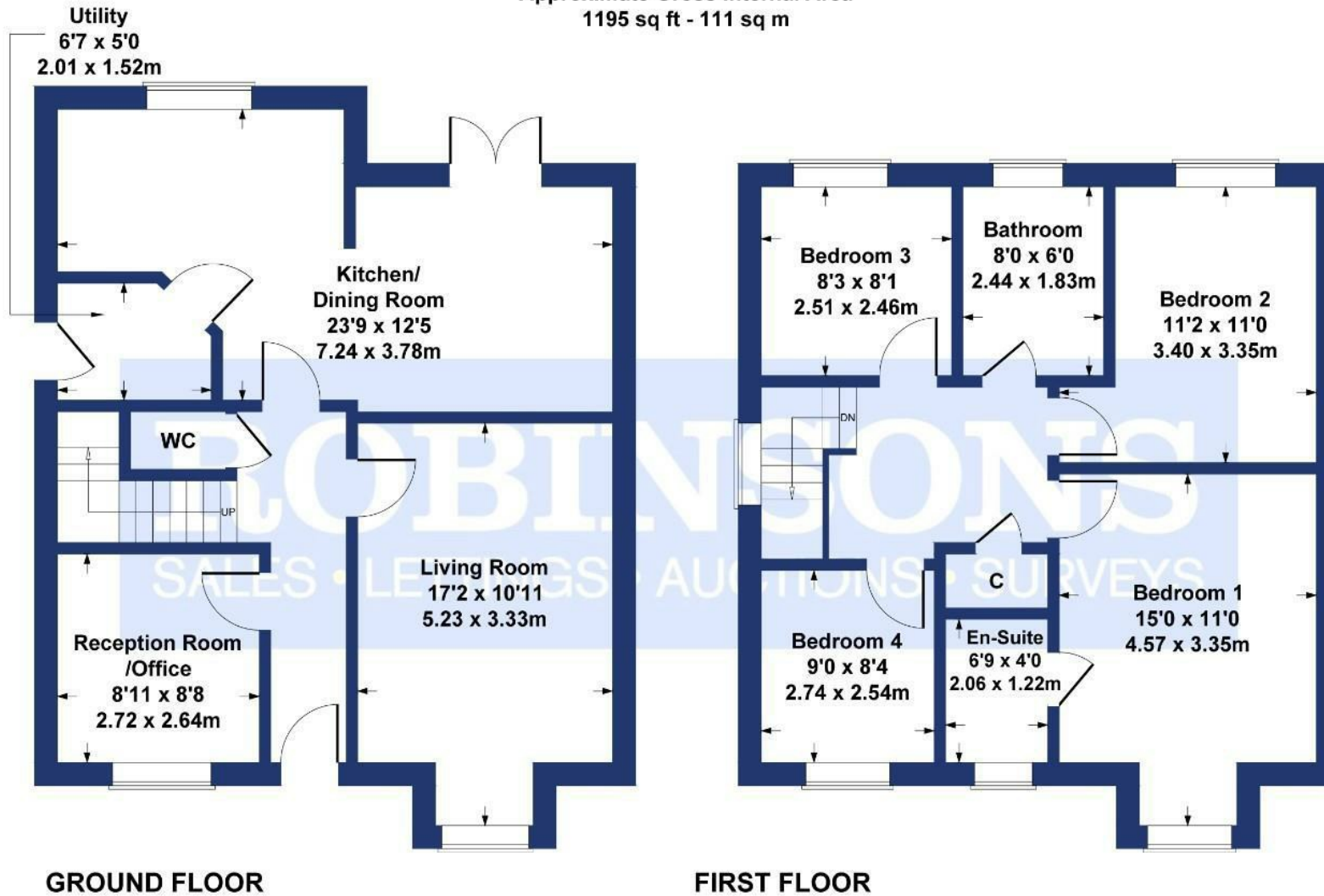
Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons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



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Approximate Gross Internal Area
1195 sq ft - 111 sq m

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		90
(81-91)	B		
(69-80)	C	79	
(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.

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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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