



# The Grange

Tursdale



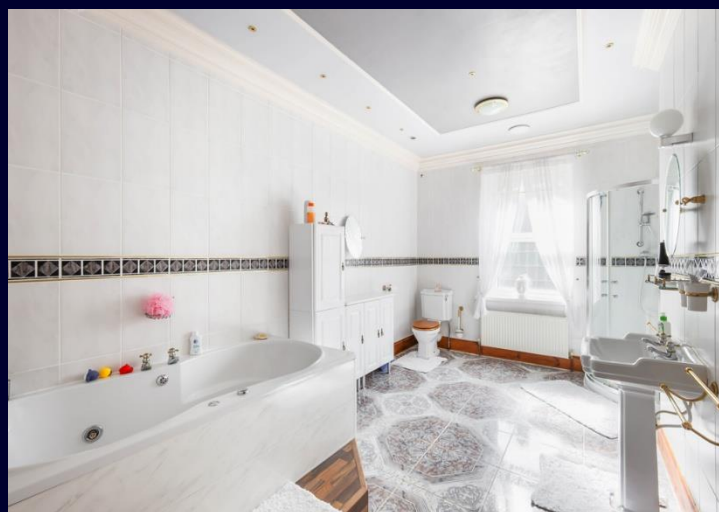
## The Grange , Tursdale, Durham, DH6 5NU

Occupying a mature and expansive plot over 1 acre is this fantastic and well extended family home, boasting five bedrooms, three bathrooms, three generous reception rooms, open plan kitchen, dining & living room, detached games room/annex, outbuildings, gated access and secure parking for multiple vehicles!

Boasting in excess of 3,000 sq.ft, the internal accommodation comprises: Entrance vestibule | Reception hallway with staircase leading to first floor | Sitting room, positioned to the front, with feature bay window | Study/snug | Bedroom five, with access onto a dressing room and ensuite shower room WC | Snug with gas fireplace | Stunning extended open plan kitchen/diner with dual aspect views and skylight. The refitted kitchen is particularly impressive and offers a range of contemporary cabinetry & worktops, integrated appliances and a central island with breakfast bar | Secondary prep kitchen | Utility room | Rear lobby | Ground floor WC.

The staircase then leads up to the first floor landing and onto four bedrooms | The principal bedroom enjoys a large double room, positioned to the front, with dual aspect views and separate dressing room | Bedrooms two and three are further comfortable double rooms | Bedroom four, offering a further double, with ensuite shower room WC | Family bathroom with large four piece suite.





Externally, The Grange is approached via a gated and pillared entrance leading through to a sweeping driveway for secure parking for multiple vehicles | Detached games room with separate shower room WC and kitchenette | The wrap around gardens are laid partially to lawn and partially to woodland, with various outbuildings | Decked terrace overlooking the stream | Enclosed courtyard garden with pizza oven.

Offering versatile accommodation with ample external space, early viewings are strongly encouraged!

This beautifully presented family home is well positioned for good accessibility into Durham, Newcastle & Sunderland from the nearby A1 Motorway. The property enjoys easy access to a wide range of services, amenities and leisure facilities within Durham City as well as outstanding local schooling.

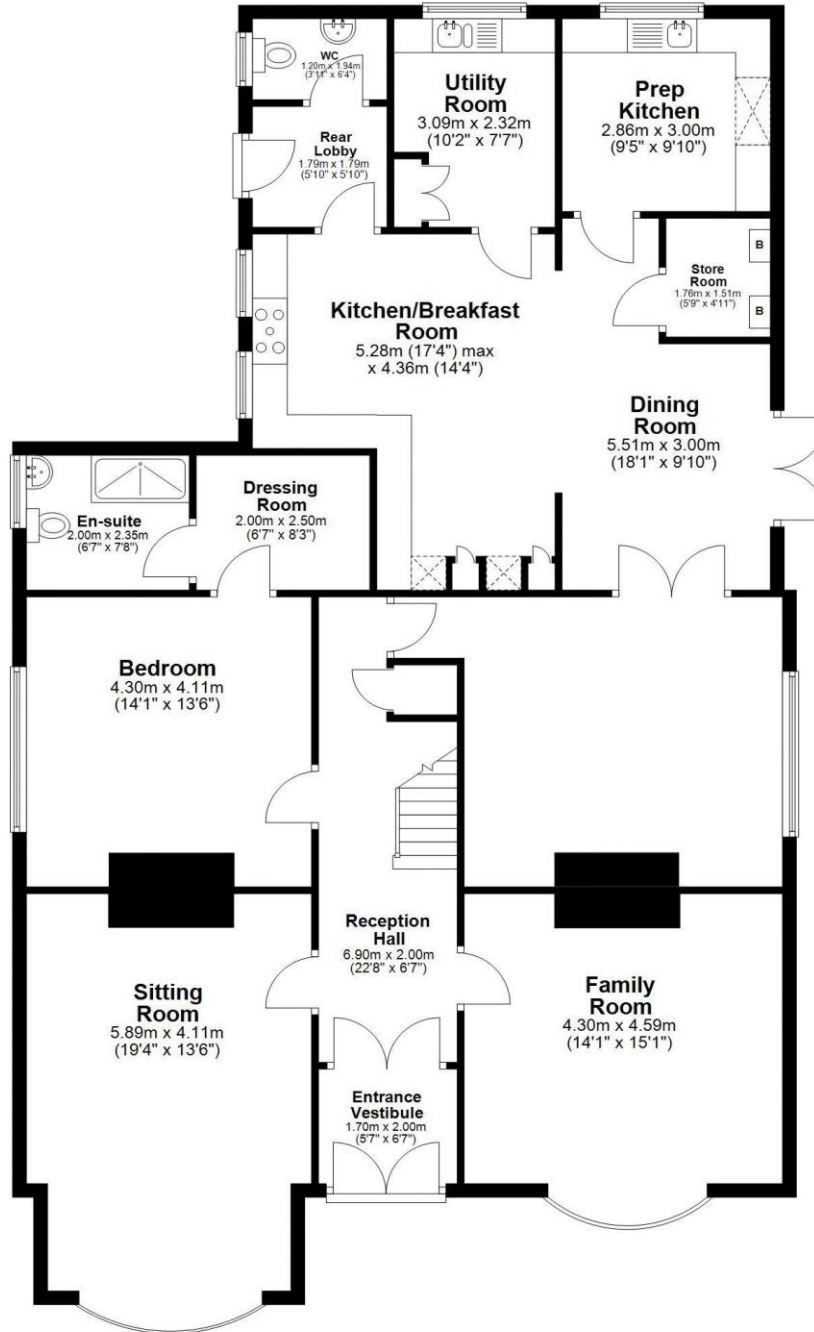
Services: Mains gas, electricity & water | Private Drainage with Septic Tank (please note this septic tank may not meet current government regulations, vendors to make enquiries with septic tank inspector/solicitor) | Tenure: Freehold | Council Tax: Band E | EPC: Rating D

**Price Guide: Offers Over £725,000**



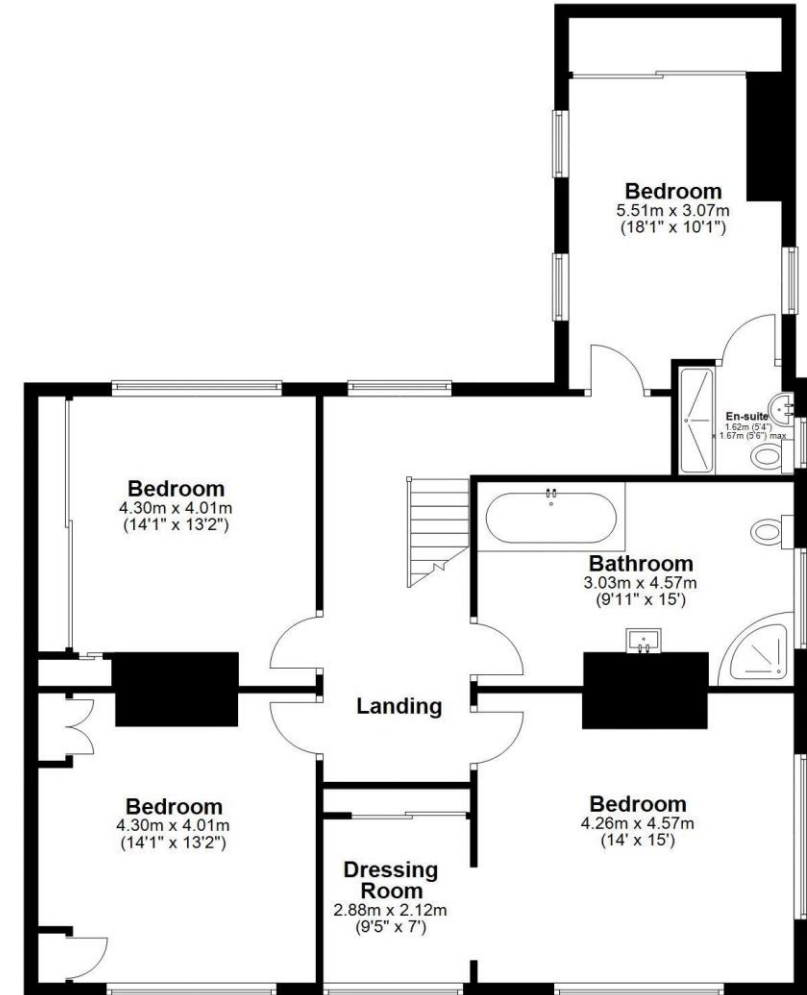
### Ground Floor

Approx. 171.7 sq. metres (1847.9 sq. feet)



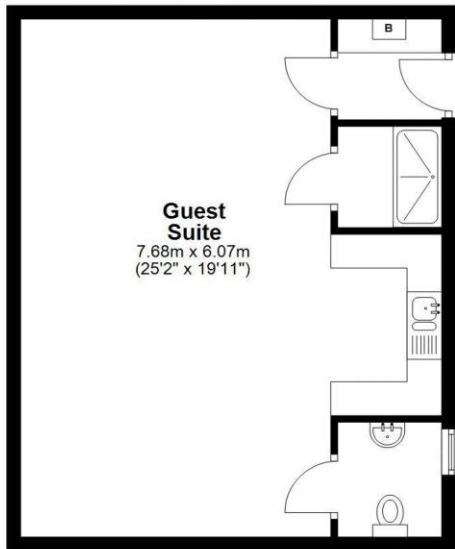
### First Floor

Approx. 111.9 sq. metres (1204.6 sq. feet)



### Guest Suite

Main area: approx. 0.0 sq. metres (0.0 sq. feet)  
Plus guest suite, approx. 46.6 sq. metres (501.8 sq. feet)



Main area: Approx. 283.6 sq. metres (3052.5 sq. feet)

Plus guest suite, approx. 46.6 sq. metres (501.8 sq. feet)

**The Grange, Tursdale, Durham**





# SANDERSON YOUNG

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