



Little Thornton, Fishburn, TS21 4EY
4 Bed - House - Detached
Offers Over £295,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Little Thornton, Fishburn , TS21 4EY

Presented with a 'touch of class'; we are delighted to offer to the market this spectacular detached house with four bedrooms, positioned beautifully on Little Thornton, within the popular, family orientated location of Fishburn. This stunning residence is much larger than anticipated & offers more than ample room for the growing family. Having easy access to all of the local amenities offered in & around the immediate area & within excellent commuting distance to all major road links leading to Durham City, Darlington & Teesside, this tastefully decorated home also benefits from gas central heating via a combi boiler & double glazing throughout. Boasting open countryside views to rear elevation, this is the ideal residence for clients seeking that 'move-in ready' home, which has been extremely well maintained by its current vendor. The internal layout briefly comprises: Entrance porch through to a welcoming entrance hallway with stairs to the first floor & integral access through to the larger than average single garage/utility room, a stunning open-plan lounge/kitchen/dining area (measuring 40ft approximately) with a range of fitted wall & base units & further access through to a garden room with views across the beautiful rear garden & separate snug. The first floor landing boasts four bedrooms; three of which are doubles (& two of which have fitted wardrobes: with a useful en-suite facilities to the master bedroom) & an outstanding family bathroom with roll top bath. Externally, this unbelievably well proportioned home enjoys a superb, enclosed South-facing garden to the rear which backs onto open countryside fields & is bordered via a range of plants, trees & shrubs. To the front, wrought iron gates lead to a block paved driveway which provides access to an 18ft (approximately) single garage/utility area. We highly recommend thorough internal inspection in order to fully appreciate the style, space & layout of this outstanding residence for sale.

FREEHOLD











ENTRANCE PORCH

ENTRANCE HALLWAY

OPEN-PLAN LOUNGE / KITCHEN / DINING AREA

40'8 x 13'5 (12.40m x 4.09m)

GARDEN ROOM

9'8 x 9'2 (2.95m x 2.79m)

SNUG

12'7 x 9'8 (3.84m x 2.95m)

FIRST FLOOR LANDING

MASTER BEDROOM

15'8 x 10'11 (4.78m x 3.33m)

EN-SUITE SHOWER ROOM

8'11 x 4'4 (2.72m x 1.32m)

BEDROOM TWO

13'5 x 10'4 (4.09m x 3.15m)

BEDROOM THREE

12'10 x 10'5 (3.91m x 3.18m)

BEDROOM FOUR

9'11 x 6'0 (3.02m x 1.83m)

FAMILY BATHROOM

9'10 x 9'5 (3.00m x 2.87m)

EXTERNALLY

SINGLE GARAGE / UTILITY AREA

18'1 x 8'1 (5.51m x 2.46m)

DISCLAIMER

Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. 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 before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

COMPLIANCE

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.

ADDITIONAL DISCLAIMER

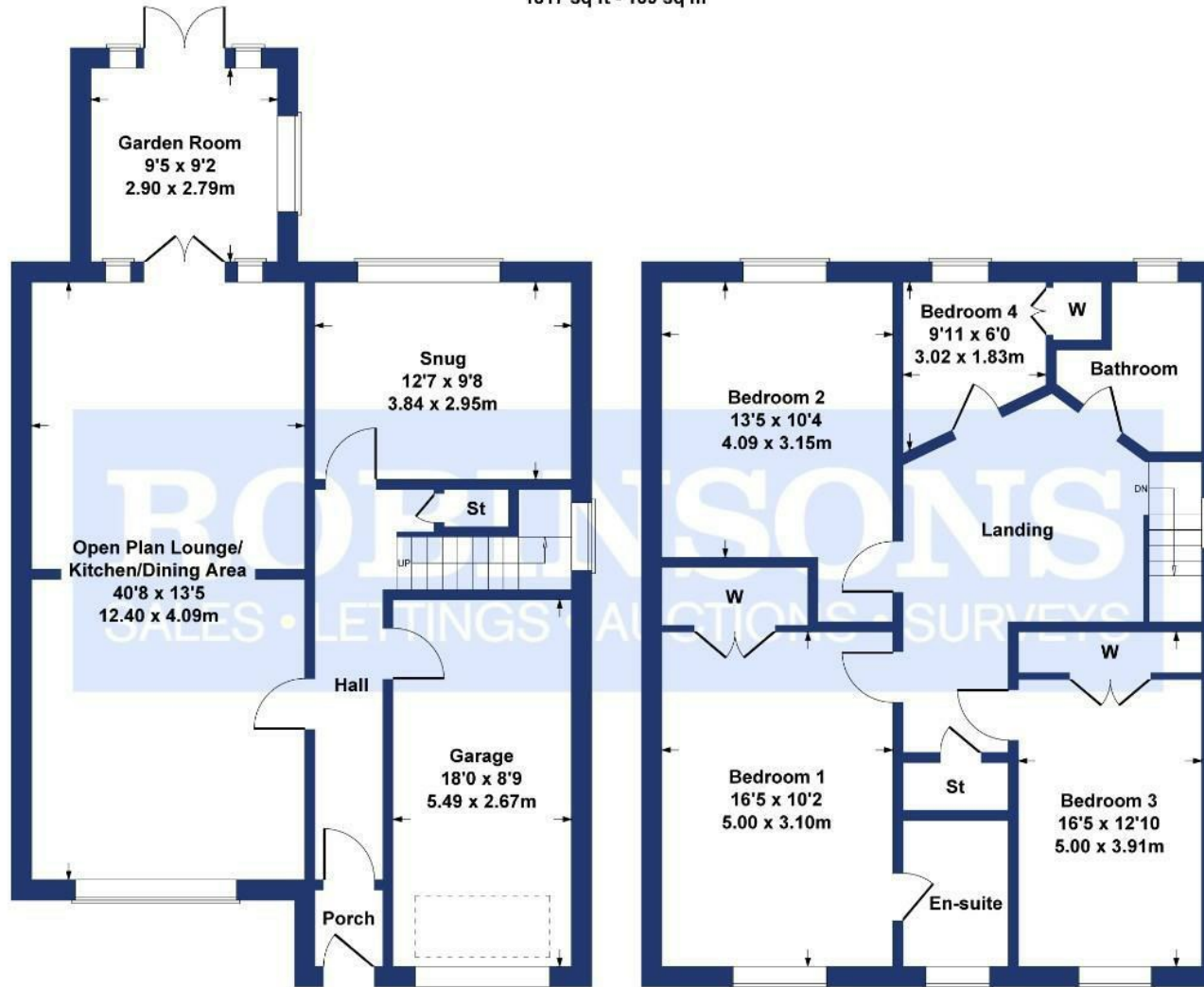
FREEHOLD

EPC RaTing: C

Council Tax Band: C

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Approximate Gross Internal Area
1817 sq ft - 169 sq m



GROUND FLOOR

FIRST FLOOR

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. 2026

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

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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.

