

## Bay Rise Dunelm Stables

Thornley, Durham, DH6 3BN

**Offers In The Region Of £599,999**



Nestled on an exclusive self build estate just 15 minutes away from Durham City, Dunelm Stables presents an exceptional opportunity to acquire a stunning self-built detached house. This remarkable property boasts six spacious bedrooms, making it ideal for families or those seeking ample living space.

As you approach the home, you will be captivated by the exclusive outdoor area, which features a water feature, a cosy fire pit with surround seating, and a luxurious jacuzzi area, all set upon elegant porcelain paving. The bar has power & lighting in addition to a WC. This outdoor oasis is perfect for entertaining guests or simply enjoying peaceful moments in your own private retreat.

Inside, the property showcases a beautifully designed granite integrated kitchen, which is both stylish and functional, catering to all your culinary needs. The generous living spaces throughout the house provide a warm and inviting atmosphere, perfect for family gatherings or quiet evenings at home.

Additionally, the property includes a double garage, offering convenient parking and extra storage space. One of the standout features of Dunelm Stables is its immediate access to Durham City, allowing residents to enjoy



The internal layout comprises:

Entrance via a double glazed composite door, stunning oak glazed 'Galleried' landing spanning over 2 floors.

A ground floor WC is fitted with a 2 piece white suite.

The ground floor office room would make for an ideal work space or additional snug room.

As you walk into the lounge area you are welcomed with a charming media wall with inset electric fire, & recess for TV. continuing into the dining space and the room is flooded with natural light due to the bi-folding doors onto the patio, the dining space allows for a large family gathering area, to the beautifully well presented granite kitchen with integrated appliances such as slide and hide ovens, Bluetooth induction hob with extractor above, dishwasher, integrated double fridge and freezer & boiling water filter on the mains tap, breakfast bar over hang.

The useful utility compliments the property and has plumbing and recess for washing machine and tumble dryer & has access to the integral double garage with electric roller shutter doors.

Finishing off the ground floor accommodation is under floor heating, wireless alarm & 5 camera CCTV system.

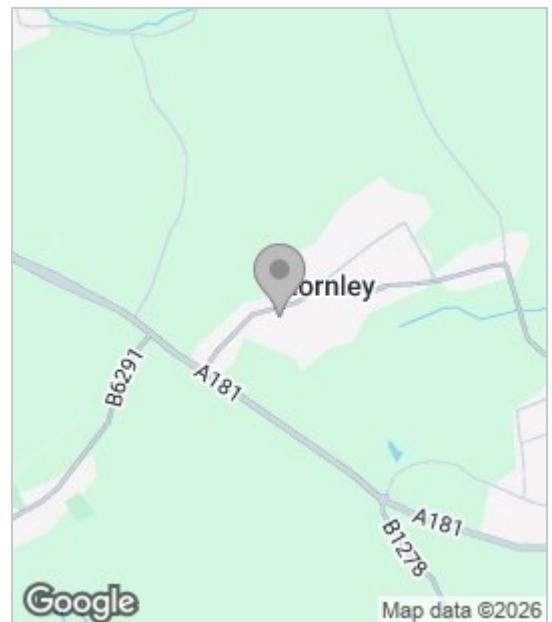
To the first floor is a gorgeous wrap around 'Galleried landing', access to: bedrooms 1,2,3 & 4 in addition to the family bathroom which is exceptionally fitted with a 4 piece white suite including a smart tv integrated & wet room shower style floor.

Bedroom 1 having a dressing room, balcony with French doors & En-suite shower room with His & Hers sink's. Bedroom 4 also having an En-suite shower room.

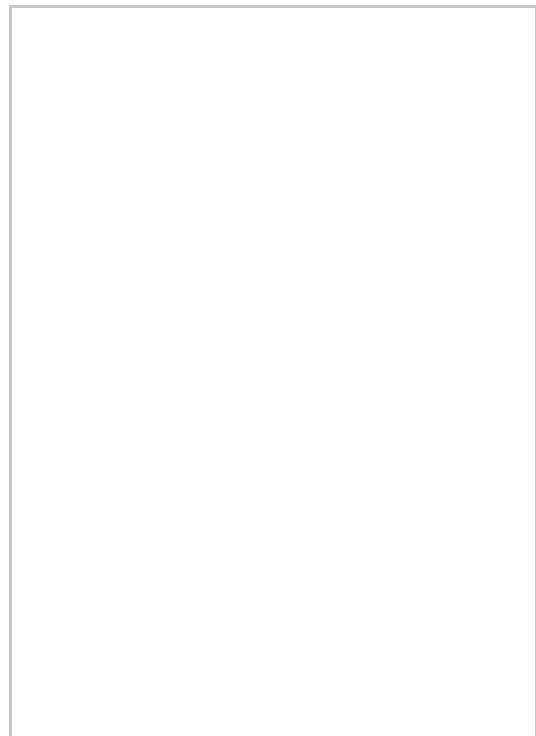
To the second floor are 2 double bedrooms, one currently being utilised as a cinema room with integrated ceiling projector.

Externally are impressive landscaped grounds, porcelain patio on multiple levels with bio ethanol fire pit, light up water feature, access to the bar, jacuzzi & seating area, artificial turf running the depth for low maintenance, to the front paved driveway for 3 cars and integral double garage.

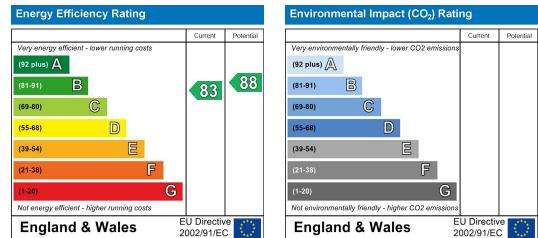
## Area Map



## Floor Plan



## Energy Efficiency Graph



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