



**Maple Close, Thornley Durham DH6 3DW**

**welcome to**

## **Maple Close, Thornley Durham**

Situated in a quiet and well-connected location, each home comes with a 10 year structural warranty, providing long-term reassurance. From the foundations to the final finishes, no detail has been overlooked. These homes are designed to meet the highest standards of comfort, efficiency, and style.

### **Specification Highlights**

#### **Fully Fitted Kitchen**

Comes complete with high-quality white goods, ready for immediate use.

#### **Integrated Solar Panels**

Built seamlessly into the roofline, combining green energy with sleek aesthetics.

#### **Ev Charging Ports**

Future-proofed with electric vehicle charging points as standard.

#### **Energy-Efficient Heating**

Energy-Efficient Central Heating System - High performance heating designed for lower energy use and optimal comfort.

#### **Thermally Efficient Const.**

Thermally Efficient Construction - Engineered for outstanding insulation and reduced energy bills - EPC A rated.

#### **Flooring Fitted Throughout**

Stylish and hard-wearing flooring fitted across all rooms.

#### **Fully Fitted Bathroom**

Fully Fitted Bathroom & Sanitaryware - Contemporary bathrooms with high-quality fixtures and fittings.

#### **Ensuite To Master Bedroom**

A private, stylish en-suite for added convenience and comfort.

#### **Separate Utility / Pantry Room**

A dedicated area for laundry, storage or extra kitchen functionality.

### **Ample Storage Solutions**

Smartly integrated throughout to maximise usable space.

### **Attached Garage**

Ideal for secure parking or additional storage needs.

### **Robotic Precision Construction**

Among the first homes in the UK to feature robotic bricklaying for flawless quality and consistency.

### **Disclaimer**

Images are of a similar view home, please note all imagery has been digitally dressed for marketing purposes.





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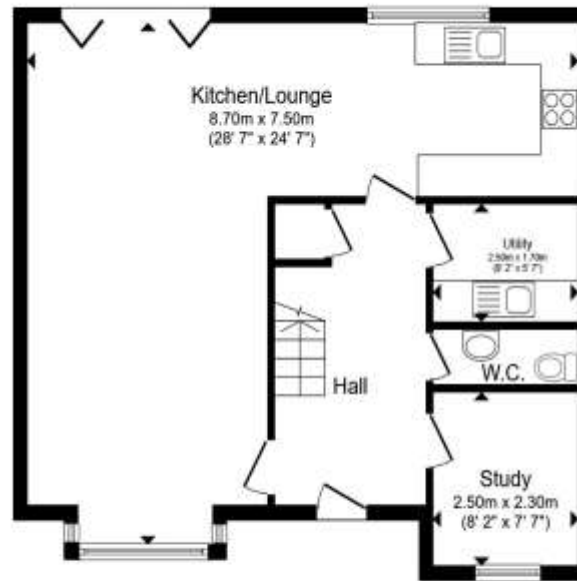
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## Maple Close, Thornley Durham

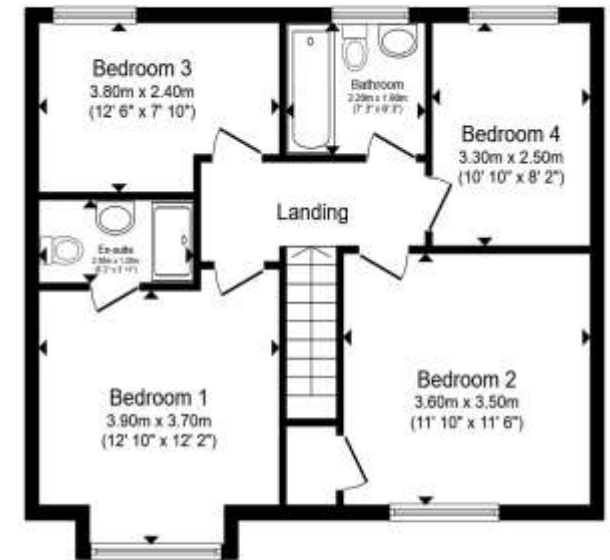
- JOIN US AT OUR OPEN HOUSE EVENT SATURDAY 27TH JUNE, 9AM-2PM
- PART EXCHANGE CONSIDERED
- 10 YEAR STRUCTURAL WARRANTY
- INTEGRATED SOLAR PANELS
- EV CHARGING PORTS & ENERGY EFFICIENT HEATING

Tenure: Freehold EPC Rating: Exempt  
Council Tax Band: Deleted

**£400,000**



Ground Floor



First Floor

Total floor area 125.1 m<sup>2</sup> (1,347 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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