



## Plot 8 The Tiley at High Steads, Durham, Tantobie. DH9 9FA

The Tiley is a stone built three bedroom semi-detached family home with an Integral Garage built by local family builder Forric Homes.

High Steads, White Le Head is another bespoke development of nine 3 and 4 bedroom luxury homes by Forric Homes and is flawlessly designed for family life.



**£240,000 Freehold**



## PROPERTY DESCRIPTION

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ONLY ONE PLOT OF THE TILEY LEFT!

The Tiley is a stone built three bedroom semi-detached family home with an Integral Garage built by local family builder Forric Homes.

Beautifully built family homes in an idyllic rural setting. A stunning collection of nine 3 and 4 bedroom luxury Homes at the very heart of County Durham.

These bespoke homes will be sympathetically built in the beautiful village of White Le Head and are designed and built for today's lifestyles with care, attention to detail and a superb quality finish. There are only nine of these beautiful homes in total, with a mix of three- and four-bedroom houses, all with outdoor spaces front and back, garages and driveway parking.

With great access to the countryside and villages of Durham, White le Head is located on the opposite side of the picturesque Tanfield Valley to the market town of Stanley. The development has been designed and constructed to blend seamlessly with the current buildings using local stone and mirroring architectural details. Each home has a front driveway, canopied front doors and a large garden. Established trees and shrubs have been retained around the boundary of the site. Residents can take advantage of being close to the local independent shops, pubs and amenities but just a few minutes away from fabulous scenery, open spaces and the idyllic quiet of the county's hills and valleys.

Plot Availability:

Plot 8: £240,000 - Move in for Summer 2023

Plot 9: £245,000 - Move in for Summer 2023 - SOLD SUBJECT TO CONTRACT

Disclaimer: Images are for illustrative purposes only. These images are of completed, finished work by the developer and are indicative only of specification. Estimated £215 p/a service charge on this development. Council Tax Band: TBC, pending with valuation office.

## FEATURES

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- 3 Bedroom Semi Detached Home with Garage
- Ready to Move In Now
- Fabulous New Build Home
- South Facing Garden
- Elevated Views of the Derwent Valley
- 10 Year ICW New Homes Warranty
- Energy Savings of up to £2,600 Per Year
- High Streets - Luxury by Forric Homes
- Ultrafast Fibre Broadband Enabled to Each Property



## ROOM DESCRIPTIONS

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### Ground Floor

The front door opens to a flexible design led kitchen/living/dining space with sliding doors leading to a south facing turfed garden and patio area. The kitchen comes with fully integrated appliances as standard and leads onto the south facing garden via French doors.

### First Floor

Upstairs there are three generous bedrooms with the principal accommodating an en-suite. All bathrooms and en-suites are fitted with wall hung toilets and vanity units and full height tiling to wet areas. The property benefits from a large front driveway, canopied front doors and turfed gardens.



# FLOORPLAN & EPC



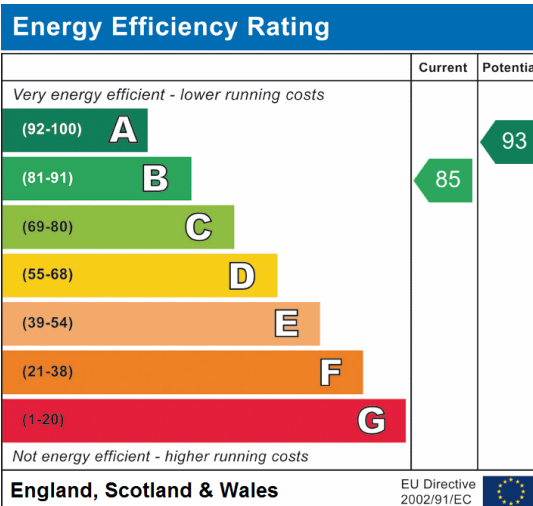
## THE TILEY

ROOM	SIZE (LENGTH X WIDTH)
Living / Dining	3.36m x 5.33m
Kitchen	2.89m x 2.98m
Garage	3.09m x 6.14m



## THE TILEY

ROOM	SIZE (LENGTH X WIDTH)
Bedroom 1	3.32m x 3.03m
Bedroom 2	3.33m x 3.27m
Bedroom 3	3.33m x 2.24m
Bathroom	3.11m x 2.04m



Newcastle upon Tyne  
 65, Quayside, Newcastle upon Tyne, NE1 3DE  
 0845 6431186  
 info@urban-base.com