



Temperley Way

Sacrison DH7 6FH

£249,950





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

# Temperley Way

Sacrison DH7 6FH



- Beautifully presented former showhome
- EPC RATING - B
- Upgraded fixtures and fittings

- Larger than average corner plot with additional parking
- Four double bedrooms
- Impressive open plan kitchen and dining room

- Spacious accommodation over three floors
- Two ensuite shower rooms
- Lovely outlook to the front and side

Welcome to this stunning detached, former show home house located on Temperley Way in the village of Sacrison. With many upgraded fixtures and fittings and a beautiful interior, viewing is highly recommended for full appreciation.

As you step into this property, you are greeted by a welcoming hallway with cloakroom/WC that offers a warm and inviting atmosphere. With an impressive accommodation spread over three floors including a superb open plan kitchen and dining room and four generously sized bedrooms, it is perfect for family living. There are three stylish bathrooms, ensuring convenience and comfort for all residents. The well-designed layout of the house provides a seamless flow between the living spaces, creating a harmonious environment for daily living.

Externally the property enjoys a larger than average corner plot with a lovely outlook to the front and side, parking for up to four vehicles, garage and gardens to three sides, a rare find in many properties.

Located in the popular village of Sacrison, there is easy access to local amenities, schools, and green spaces, as well as good road links for commuting to both Durham and Chester le Street.

Don't miss out on the chance to make this beautiful house your new home.

## GROUND FLOOR

### Hall

Welcoming hallway entered via composite door. Having a UPVC double glazed window, staircase leading to the first floor with understairs cupboard, recessed spotlighting, tiled flooring and radiator.

### WC

Comprising of a WC, pedestal wash basin, tiled splashback, tiled flooring, recessed spotlighting, extractor fan and radiator.

### Living Room

13'0" x 12'0" (3.97 x 3.68)

Spacious and well presented with a UPVC double glazed window, modern feature fireplace, wood laminate flooring, TV point and radiator.

## Open Plan Kitchen and Dining Room

18'1" x 9'3" (5.52 x 2.83)

An impressive open plan kitchen and dining room which has been upgraded and improved above the original builder specification. Perfect for modern living and entertaining.

Fitted with a comprehensive range of units having upgraded silestone work surfaces incorporating a breakfast bar and stainless steel sink unit with mixer tap, an upgraded built in stainless steel double oven and gas hob with stainless steel extractor over and integrated appliances including a fridge, freezer and dishwasher. Further features include recessed spotlighting, tiled flooring, radiator, a UPVC double glazed window and french doors opening in to the rear garden.

## Utility Room

7'7" x 5'4" (2.32 x 1.63)

A useful utility room with coordinating floor units and work surfaces, wall mounted combi gas central heating boiler, integrated washing machine and tumble dryer space, tiled flooring, recessed spotlighting and an external door to the side.

## FIRST FLOOR

### Landing

With stairs leading to the first floor, UPVC double glazed window and storage cupboard.

### Bedroom Two

13'0" x 10'9" (3.97 x 3.30)

A generous double bedroom with a UPVC double glazed window, fitted wardrobes and radiator.

### Ensuite

Comprising of a cubicle with electric shower, pedestal wash basin and WC. Having tiled splashbacks, recessed spotlighting, heated towel rail, extractor fan and two UPVC double glazed opaque windows.

### Bedroom Three

Double bedroom with a UPVC double glazed window and radiator.

## Bedroom Four

A further well proportioned double bedroom with a UPVC double glazed window and radiator.

## Family Bathroom

Stylish white suite comprising of a panelled bath, pedestal wash basin and WC. With tiled splashbacks, recessed spotlighting, extractor fan, heated towel rail and UPVC double glazed opaque window.

## SECOND FLOOR

### Master Bedroom

A superb master bedroom suite with UPVC double glazed dormer window, further velux window, radiator and storage cupboard.

### Ensuite

Comprising of a cubicle with mains fed shower, pedestal wash basin and WC. Having tiled splashbacks, recessed spotlighting, heated towel rail, extractor fan and velux window.

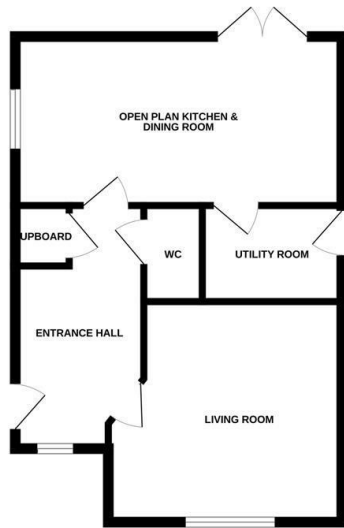
## EXTERNAL

The property enjoys a large corner plot with driveway parking for multiple vehicles and single garage, an enclosed lawned garden to the rear with patio area and a further garden which extends to the front and side of the house. There is a lovely outlook over woodland to the front and a playing field to the side with park, which is ideal for families with children.

### Garage

Single garage situated to the rear of the property with up and over door.

GROUND FLOOR



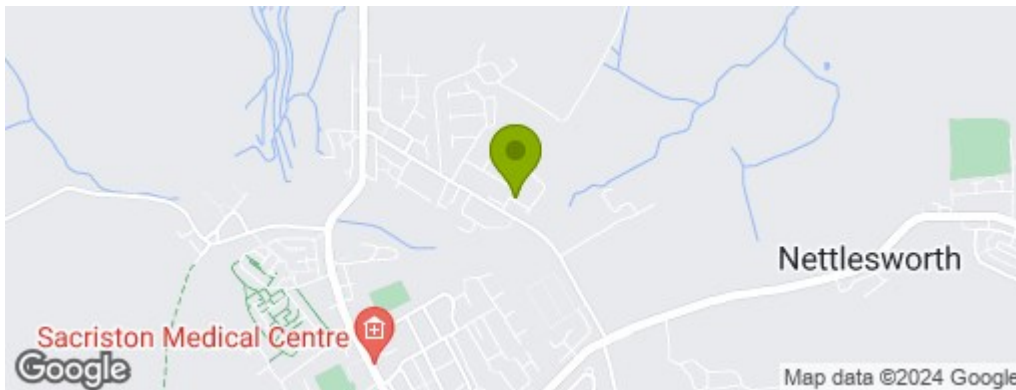
FIRST FLOOR



SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024



## Property Information

EPC RATING - B : TENURE - FREEHOLD : COUNCIL TAX BAND - D

**0191 3729797**

4 New Elvet, Durham City, County Durham, DH1 3AQ  
durham@venturepropertiesuk.com