



## Manor Drive

Sacrison DH7 6FJ

Offers In The Region Of £169,950







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# Manor Drive

Sacrison DH7 6FJ



- Modern semi detached home
- EPC RATING - B
- Ground floor WC

- Around 5 years remaining NHBC guarantee
- Open plan kitchen and dining room
- Parking for two vehicles

- Three well proportioned bedrooms
- Master bedroom with ensuite
- Sought after Monkwood development by Persimmon

Venture properties are delighted to offer for sale this three bedroom semi detached home, positioned on the sought after Monkwood development by Persimmon Homes. Well presented throughout and still under NHBC guarantee, the property would be perfect for first time buyers or growing families.

The floor plan comprises of an entrance hallway with cloakroom/WC, spacious living room and impressive open plan kitchen and dining room which is perfect for modern living and has french doors opening to the rear garden. To the first floor there is a master bedroom with ensuite shower room, a double bedroom, further single bedroom and a stylish modern bathroom. Externally there is a double driveway for off street parking and an enclosed garden with two patio areas.

Manor Drive has good road links to both Durham and Chester le Street and a range of local amenities available including shops and schools within Sacrison.

## GROUND FLOOR

### Hall

Welcoming entrance hallway with stairs leading to the first floor and radiator.

### Cloakroom/WC

Comprising of a WC, pedestal wash basin, tiled splashback, extractor fan, radiator and UPVC double glazed opaque window to the front.

### Living Room

14'4" x 12'1" (4.37 x 3.69)

Spacious and well presented with a UPVC double glazed window, understairs cupboard, TV point and radiator.

### Open Plan Kitchen and Dining Room

15'4" x 8'10" (4.68 x 2.70)

An impressive open plan kitchen and dining room, perfect for modern living and entertaining.

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

## FIRST FLOOR

### Landing

With a storage cupboard and access to the loft.

### Bedroom One

9'8" x 9'6" min (2.96 x 2.90 min)

Double bedroom with a UPVC double glazed window to the front, radiator and overstairs storage cupboard.

### Ensuite

Comprising of a cubicle with mains fed shower, pedestal wash basin and WC. Having tiled splashbacks, radiator, extractor fan and UPVC double glazed opaque window.

### Bedroom Two

9'2" x 7'6" (2.81 x 2.31)

Double bedroom with a UPVC double glazed window to the rear and radiator.

### Bedroom Three

7'6" x 5'9" (2.31 x 1.77)

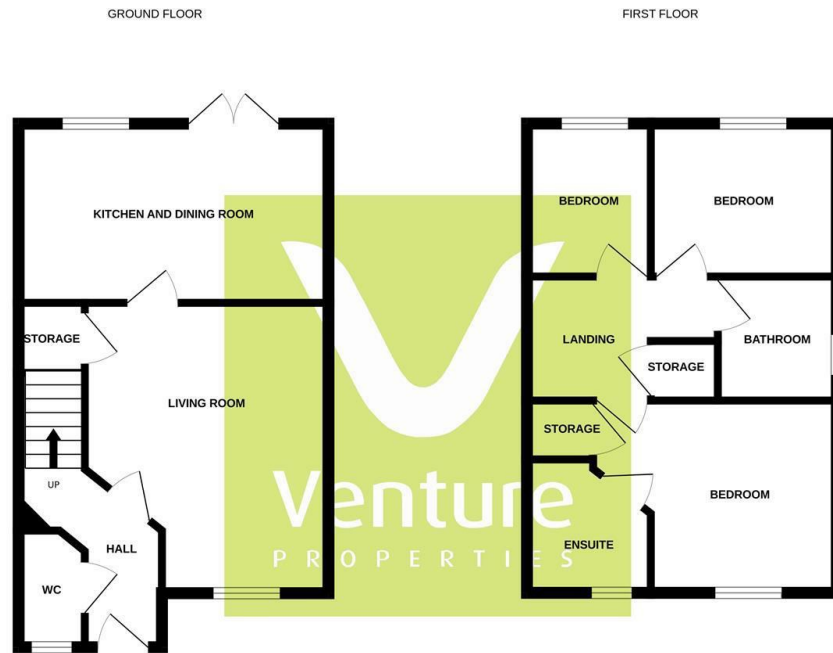
Further well proportioned bedroom with a UPVC double glazed window to the rear and radiator.

### Bathroom/WC

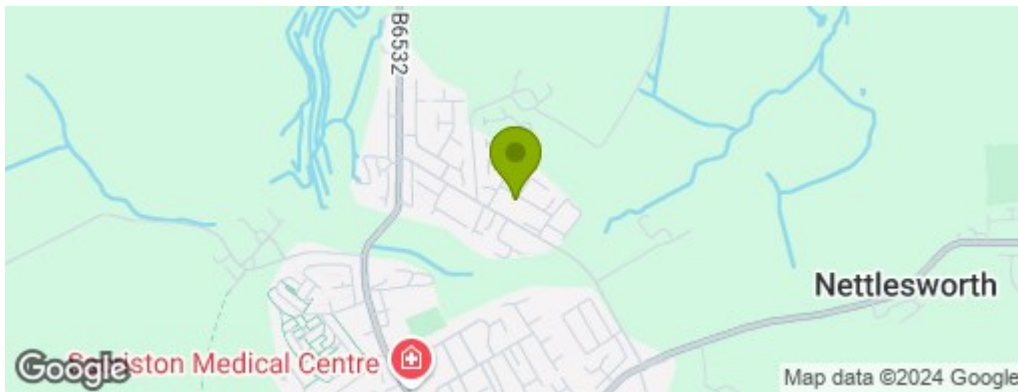
Stylish white suite comprising of a panelled bath, pedestal wash basin and WC. With tiled splashbacks, extractor fan, radiator and UPVC double glazed opaque window to the side.

## EXTERNAL

To the front of the property is a double width driveway, whilst to the rear is an enclosed, lawned garden with two patio areas.



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 - B

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