



## Temperley Way

Durham DH7 6FH

Offers In The Region Of £250,000





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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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# Temperley Way

Durham DH7 6FH



- Detached family home
- EPC RATING - B
- Impressive open plan kitchen and dining room

- Four well proportioned bedrooms
- Built by Persimmon Homes in the Hornsea design
- Easy access to both Durham and Chester le Street

- Lovely open views
- NHBC warranty
- Well presented

Occupying a superb location with an open outlook at the edge of the popular Monkswood development by Persimmon Homes, this detached home built in the Roseberry design has four well proportioned bedrooms, perfect for family buyers.

The floor plan comprises of a welcoming entrance hallway, living room with double doors leading in to the impressive open plan kitchen and dining room which is perfect for modern family living and entertaining. The kitchen flows into a utility room with co-ordinating units and ground floor WC. To the first floor the generous master bedroom has an en-suite shower room and built in wardrobe. There are two more good sized double bedrooms and a further well proportioned single bedroom, all sharing the family bathroom. Externally the property has a double driveway to the front leading to the integral single garage and an enclosed garden to the rear.

Located in the popular village of Sacriston, 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.

## GROUND FLOOR

### Hall

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

### Living Room

15'9" x 11'1" (4.81 x 3.39)

Spacious reception room with a UPVC double glazed window to the front, radiator and double doors leading to the dining area.

## Open Plan Kitchen and Dining Room

18'5" x 10'3" (5.63 x 3.13)

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 built in stainless steel double oven and gas hob with stainless steel extractor over, spaces for a fridge, freezer and dishwasher. Further features include a radiator, a UPVC double glazed window and french doors opening in to the rear garden.

### Utility Room

Having a combi gas central heating boiler, plumbing for a washing machine, tumble dryer space, radiator and external door to the side of the property.

### WC

Comprising of a low level WC, hand wash basin with tiled splashbacks, radiator and UPVC double glazed opaque window to the rear.

## FIRST FLOOR

### Landing

With radiator and access to the loft.

### Master Bedroom

14'4" x 13'0" (4.37 x 3.98)

Generous master bedroom comprising of a UPVC double glazed window to the front, built in wardrobe, further useful storage cupboard and radiator.

## Ensuite

Fitted with a white suite comprising of a cubicle with a mains fed shower, pedestal wash hand basin and WC. Having tiled splashbacks, a heated towel rail, extractor fan and UPVC double glazed opaque window to the side.

### Bedroom Two

12'2" x 9'3" (3.73 x 2.84)

Well proportioned double bedroom with a UPVC double glazed window to the front, fitted wardrobe and radiator.

### Bedroom Three

9'7" x 9'3" (2.93 x 2.84)

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

### Bedroom Four

9'7" x 7'2" (2.93 x 2.20)

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

## Family Bathroom

Good sized family bathroom comprising of a panelled bath, pedestal wash basin and WC. Having tiled splashbacks, radiator, extractor fan and UPVC double glazed opaque window to the rear.

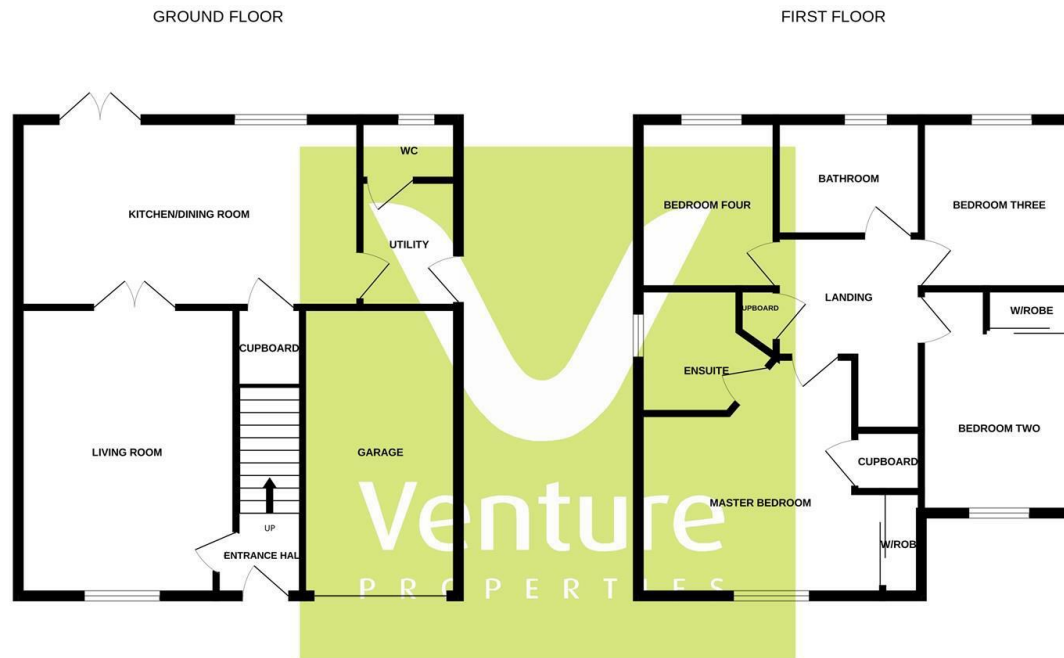
## EXTERNAL

To the front of the property is a lawned garden and double driveway leading to the integral garage, whilst to the rear is an enclosed garden with lawn and patio area.

## Garage

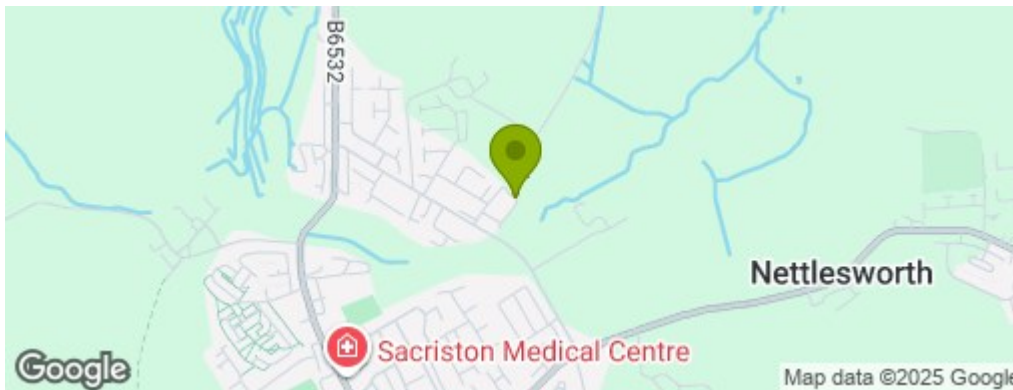
15'10" x 8'11" (4.85 x 2.73)

Integral single garage.



FOUR BEDROOM DETACHED FAMILY HOME

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.  
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## Property Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Broadband available. Highest available speed is 10000 Mbps.

Mobile Signal/coverage: We recommend contacting your service provider for further information.

Council Tax: Durham County Council, Band: D Annual price: £2,551 (Maximum 2025)

Energy Performance Certificate Grade B

Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.

Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

Disclaimer

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