

**STUART  
EDWARDS**



## Manor Drive Sacriston, Durham DH7 6FT

- RECENTLY CONSTRUCTED DETACHED HOUSE
  - 4 BEDROOMS
- EXTENSIVE KITCHEN WITH APPLIANCES
- LUXURY ENSUITE & FAMILY BATHROOM
  - HERRINGBONE FLOORING
- UPGRADED SPECIFICATION
- LOUNGE WITH MEDIA WALL
- UTILITY ROOM & CLOAKROOM
- GARAGE, DRIVEWAY, GARDENS
  - HOT TUB

**Offers In The Region Of £264,950**





## FULL DESCRIPTION

An exceptional modern detached house upgraded to a very high specification throughout.

The owner has created a home ready to move into and no expense has been spared on its internal fittings. Beautifully presented the property is accessed via a composite entrance door leading to a the hallway with doors to the lounge with media wall and stylish electric fire, double doors lead to the extensively fitted kitchen incorporating breakfast bar, integrated appliances and luxury granite worktops. Additionally there's a useful utility room housing and A rated central heading boiler and cloakroom/wc.

To the first floor there's a landing with storage cupboard and doors leading to the stunning master bedroom with contemporary en-suite, a further 3 bedrooms and luxury family bathroom suite.

Externally there's a a driveway leading to an integral garage and laid lawn to the side. Whist the rear garden is enclosed with walled and fenced boundaries and has a laid lawn area, hot tub and paved patio for outside dining.

Having gas central heating throughout with radiators to all rooms and an A rated boiler, Argon gas filled double glazing for greater insulation and reduced heat loss, Ultra fast broadband, B EPC rating, three point locking front and rear doors, luxury herringbone flooring to the ground floor, Venetian blinds and wired smoke detectors with battery back-up.

This is a rare opportunity to acquire a family home presented in such a high standard.

Sure to prove extremely popular amongst buyers, therefore early viewings are strongly recommended to avoid disappointment.

### ENTRANCE

Composite entrance door leading to hallway with double radiator and stairs to the first floor landing.

### LOUNGE

16'0 x 11'1

Media wall with inset log effect electric fire, double radiator, smoke detector, herringbone flooring and under stair storage cupboard.

### KITCHEN/DINING ROOM

17'4 x 10'3

Extensive range of matt graphite handleless wall and floor units with quartz worktops and matching upstands incorporating breakfast bar and inset one and a half bowl stainless steel single drainer sink unit. Integrated, fridge/freezer, dishwasher, electric oven, gas hob and stainless steel extractor canopy. Double radiator, herringbone flooring, spot lighting, smoke detector, chrome switches/sockets and double glazed patio doors leading to the rear garden.

### UTILITY ROOM

6'11 x 6'0

Range of matt graphite wall and floor units with quartz worktops and upstands. Plumbed for automating washing machine, herringbone flooring, wall hung A rated gas central heating boiler, spot lighting and rear entrance door leading to garden.

### CLOAKROOM/WC

Wall hung wc, wall hung vanity unit with inset wash hand basin and waterfall tap, chrome heated towel rail, half tiled walls and herringbone flooring.

### FIRST FLOOR LANDING

Storage cupboard.

### BEDROOM 1

12'6 x 13'4

Range of modern fitted wardrobes, built-in storage cupboard, smoke detector and double radiator.

### EN-SUITE

A contemporary suite fully tiled with walk-in shower having a glass screen, large vanity unit incorporating low level wc, storage cupboards and counter top with inset was hand basin and illuminated mirror above. Black heated towel rail and matching tap and shower fittings.

### BEDROOM 2

11'8 x 9'3

Double radiator and a range of fitted wardrobes.

### BEDROOM 3

9'5 x 9'3

Double radiator.

### Bedroom 4

9'6 x 7'3

Double radiator.

### FAMILY BATHROOM

White suite comprising, close coupled wc, pedestal wash hand basin, panel bath with mains fed shower over and glass screen, fully tiled walls, laminate flooring, spot lighting, extractor fan and chrome heated towel rail.

### GARDEN

Enclosed rear garden with paved patio area, hot tub and laid lawn.

### Freehold

We have been informed that the property is Freehold. Interested purchasers should seek clarification of this from their Solicitors.







### Important Info

Please note that all sizes have been measured with an electronic measure tape and are approximations only. Under the terms of the Misdescription Act we are obliged to point out that none of these services have been tested by ourselves. We cannot vouch that any of the installations described in these particulars are in perfect working order. We present the details of this property in good faith and they were accurate at the time of which we inspected the property. Stuart Edwards for themselves and for the vendors or lessors of this property whose agents they are, give notice, that: (1) the particulars are produced in good faith, are set out as a general guide only, and do not constitute any part of a contract; (2) no person in the employment of Stuart Edwards has the authority to make or give any representation or warranty in relation to this property.

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### THE PROPERTY OMBUDSMAN

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### Thanks

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Council Tax Band: D  
EPC Rating: B



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