



Fordham Drive, Sacriston, DH7 6XD
4 Bed - House - Detached
O.I.R.O £270,000

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Fordham Drive Sacriston, DH7 6XD

Stunning Detached Home ** Upgraded Throughout ** Sunny Rear Aspect ** Pleasant Cul-De-Sac Position ** Popular Village Development ** Garage, Driveway & Gardens ** Outskirts of Durham ** Village Amenities & Good Road Links ** Early Viewing Advised **

The floor plan comprises: entrance hall, comfortable through lounge and dining room, spacious conservatory overlooking the garden, quality fitted oak kitchen with granite worktops and a range of integral appliances. There is also a useful utility room and cloak/WC. The first floor has four good size bedrooms, the master having en-suite shower room, and there is a modern family bathroom/WC. Outside, the property occupies a pleasant position with front and rear gardens. The front has driveway parking and leads to the single car garage. The rear garden is of a generous size with sunny aspect and pleasant patio area.

Sacriston, located on the outskirts of Durham City, is a village offering a blend of modern convenience and rural tranquillity, making it an appealing choice for potential property buyers. The village provides a variety of housing options, suitable for families, professionals, and retirees alike. Sacriston features several local amenities, including shops, cafes, and pubs, as well as essential services like schools and healthcare facilities. For those who enjoy outdoor activities, there are parks and green spaces nearby, offering opportunities for walks and nature exploration.

Transport links are convenient, with regular bus services connecting the village to the nearby city of Durham, which is only about 4 miles away, providing access to a broader range of shopping, dining, and cultural attractions. Additionally, Sacriston benefits from easy access to the A167, making commuting to Durham, Newcastle, and other surrounding areas straightforward.













GROUND FLOOR

Entrance Hallway

Lounge

16'5 x 10'6 (5.00m x 3.20m)

Dining Room

10'6 x 8'6 (3.20m x 2.59m)

Conservatory

13'9 x 9'6 (4.19m x 2.90m)

Kitchen

10'6 x 9'2 (3.20m x 2.79m)

Utility Room

WC

FIRST FLOOR

Bedroom

10'6 x 10'2 (3.20m x 3.10m)

En-Suite

Bedroom

10'10 x 9'10 (3.30m x 3.00m)

Bedroom

11'6 x 7'10 (3.51m x 2.39m)

Bedroom

8'6 x 7'10 (2.59m x 2.39m)

Bathroom/WC

Garage

16'5 x 7'10 (5.00m x 2.39m)

Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 15 Mbps, Superfast 71 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band D - Approx. £2431 p.a

Energy Rating: D

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.



1249 sq ft - 116 sq m



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EU Directive
2002/91/EC

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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