



St. Cuthberts Meadow, Sacriston, DH7 6XJ
4 Bed - House - Detached
£280,000

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St. Cuthberts Meadow Sacriston, DH7 6XJ

***RARELY AVAILABLE * FANTASTIC CUL-DE-SAC POSITION ON LOVELY DEVELOPMENT * DRIVEWAY AND GARAGE * VIEWS TO FIELD * STUNNING REAR GARDEN * FANTASTIC KITCHEN AND DINING ROOM LOOKING ONTO GARDEN * VERY SPACIOUS ROOMS * DOWNSTAIRS WC AND EN-SUITE * A MUST VIEW * IDEAL FOR A WIDE VARIETY OF BUYERS ***

Offered to the market is this well-presented and maintained four-bedroom detached family home, occupying a fantastic position tucked away in a quiet cul-de-sac on this traditionally sought-after development.

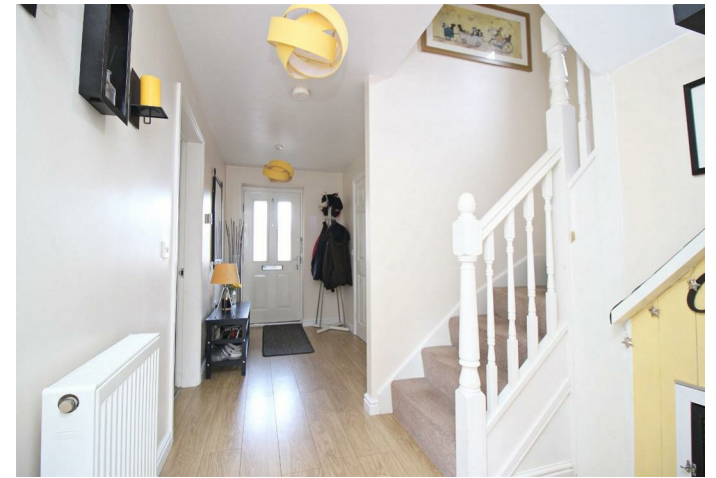
The property boasts a driveway and large garage, as well as a small front garden with paved walkways. To the rear, there is a superb garden with a patio area, a variety of mature shrubbery, and lovely views onto a field where wildlife and horses are often seen—an ideal space for relaxing or entertaining.

Internally, the home is equally impressive, with well-proportioned rooms and a natural flow. The welcoming hallway provides ample storage and a downstairs WC. The spacious lounge features a walk-in bay window, allowing plenty of natural light. To the rear, the full-length kitchen and dining room is a standout space, with stylish fittings, ample worktop and storage space, and doors opening onto the rear garden, creating a bright and airy feel.

Upstairs, there are four well-sized bedrooms, with the master benefitting from en-suite facilities. A modern white suite family bathroom completes the first floor.

Situated in a well-regarded residential area, this development offers a peaceful setting while remaining close to local amenities, schools, and transport links. Durham City Centre and Chester le Street town centre is within easy reach, providing a range of shops, restaurants, and attractions. The surrounding countryside offers excellent walking and cycling routes, making it perfect for families and nature lovers alike.

Early viewing is strongly recommended due to the property's size, standard, and location.













GROUND FLOOR

Hallway

Downstairs WC

5'6" x 3'3" (1.7 x 1)

Lounge

18'4" x 11'5" (5.6 x 3.5)

Dining Kitchen

21'3" x 12'9" (6.5 x 3.9)

FIRST FLOOR

Bedroom

11'9" x 10'5" (3.6 x 3.2)

En-Suite

8'2" x 3'11" (2.5 x 1.2)

Bedroom

11'9" x 8'10" (3.6 x 2.7)

Bedroom

9'2" x 8'10" (2.8 x 2.7)

Bedroom

9'2" x 8'10" (2.8 x 2.7)

Bathroom

8'2" x 5'2" (2.5 x 1.6)

EXTERNALLY

Garage

17'8" x 8'6" (5.4 x 2.6)

Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 16 Mbps, Superfast 71 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band D - Approx. £2,431 p.a

Energy Rating: C

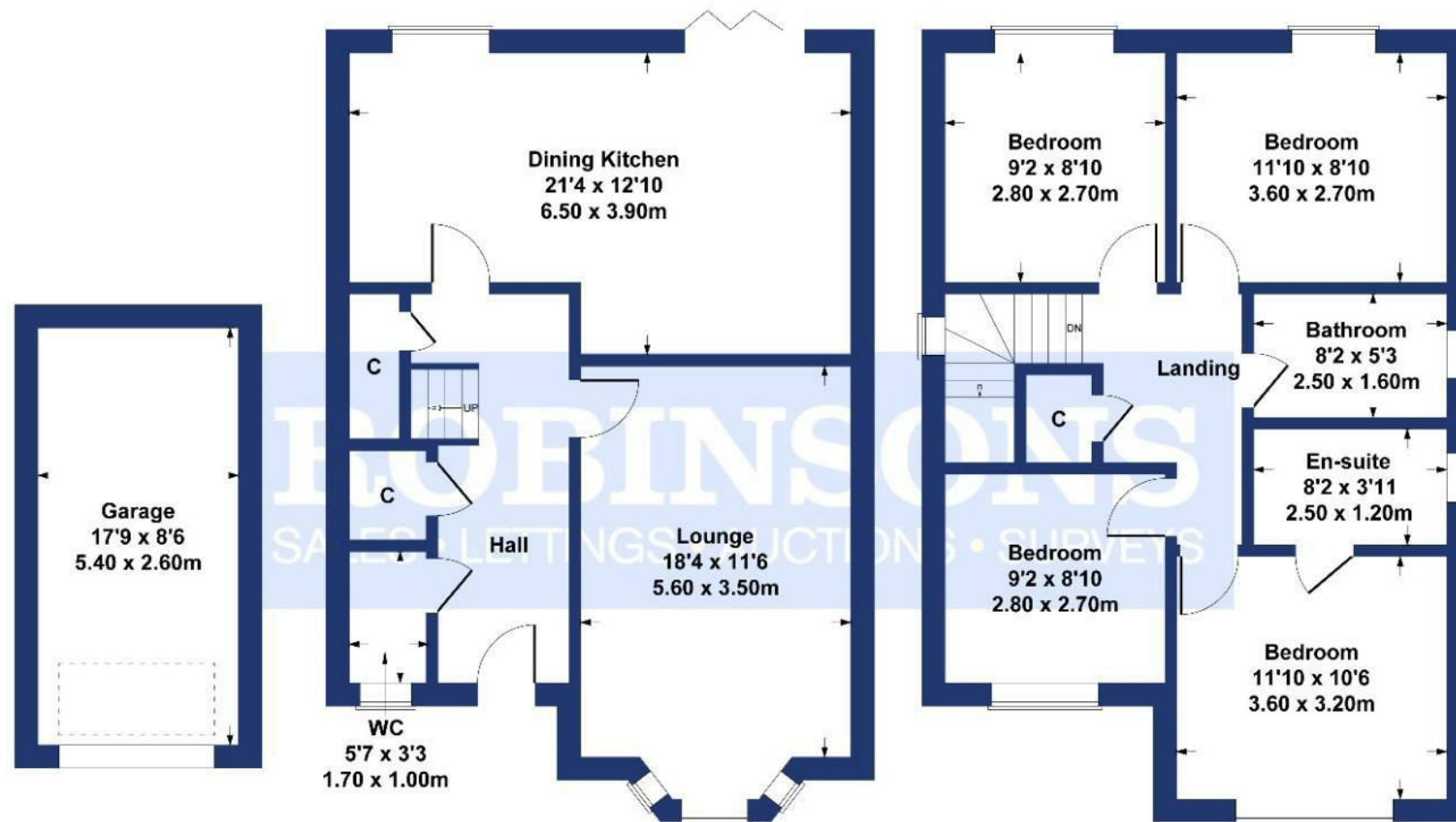
Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons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



St Cuthberts Meadow

Approximate Gross Internal Area
1389 sq ft - 129 sq m

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		89
(81-81) B	79	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Garage

GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025

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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