



Weymouth Drive, DH4 7TQ  
4 Bed - House - Detached  
£350,000

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# Weymouth Drive , DH4 7TQ

\* SIMPLY STUNNING FAMILY HOME \* HIGH QUALITY FIXTURES AND FITTINGS THROUGHOUT \* MUCH IMPROVED AND ALTERED \*

We are delighted to offer this highly impressive four/five-bedroom detached home on Weymouth Drive, Biddick Woods, which has been meticulously improved over the recent years.

Ideally positioned for easy commuting via the A19 and A1(M), the property also benefits from being near excellent local schools and convenient amenities. Internally, the home features gas central heating, double glazing, a security alarm, stylish contemporary décor, newly installed flooring, and high-quality finishes throughout.

Upon entering, you're welcomed into the vestibule leading directly into a spacious, bright living room, flowing effortlessly into the stunning kitchen/breakfast room fitted with sleek granite worktops, integrated appliances, a central island, and stylish recessed lighting. From here, the inviting garden room offers abundant natural light with French doors opening onto the garden.

Additional ground floor accommodation includes a utility room, a modern downstairs WC, and a versatile fifth bedroom, thoughtfully converted from the garage, currently utilised as an extra reception area.

Upstairs boasts four generously sized bedrooms with ample storage, with the master bedroom featuring an attractive en suite shower room. The luxurious family bathroom includes a freestanding bath, separate rainfall shower, and contemporary fixtures, providing a perfect relaxation space.

Externally, the home offers a practical block-paved driveway to the front for off-street parking, while the rear presents a beautifully landscaped garden with lighting, ideal for families and entertaining, featuring a paved patio, easy-care artificial lawn, garden shed, and an impressive detached garden room currently used as a gym.

The property truly stands out, offering modern living in a sought-after location perfect for families seeking style, convenience, and space.

Viewing is a MUST!























## GROUND FLOOR

### Entrance Hall

### Living Room

18'8" x 10'9" (5.7 x 3.3)

### Reception / Bedroom 5

15'5" x 8'6" (4.7 x 2.6)

### Kitchen / Breakfast Room

18'4" x 11'9" (5.6 x 3.6)

### Garden Room

12'9" x 9'6" (3.9 x 2.9)

### Utility Room

8'10" x 5'2" (2.7 x 1.6)

### Downstairs WC

5'2" x 3'3" (1.6 x 1)

## FIRST FLOOR

### Landing

### Bedroom One

12'5" x 10'9" (3.8 x 3.3)

### En-Suite

7'6" x 4'11" (2.3 x 1.5)

### Bedroom Two

9'6" x 7'6" (2.9 x 2.3)

### Bedroom Three

11'1" x 10'9" (3.4 x 3.3)

### Bedroom Four

9'6" x 6'10" (2.9 x 2.1)

### Bathroom

8'10" x 5'10" (2.7 x 1.8)

### Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 7 Mbps, Superfast 79 Mbps, Ultrafast 10,000 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

Council Tax: Sunderland, Band D - Approx. £1,997

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.

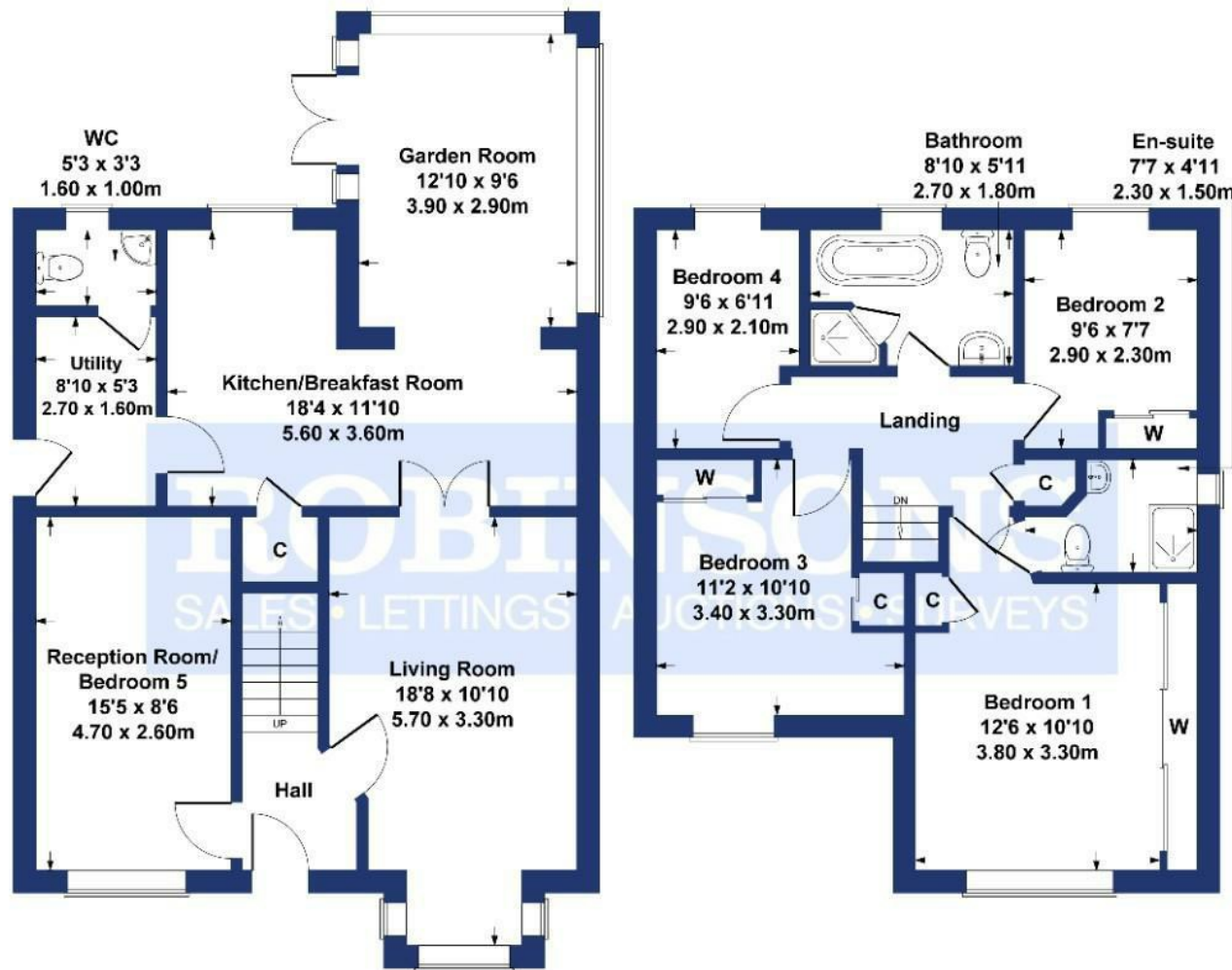






# Weymouth Drive

Approximate Gross Internal Area  
1345 sq ft - 125 sq m



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

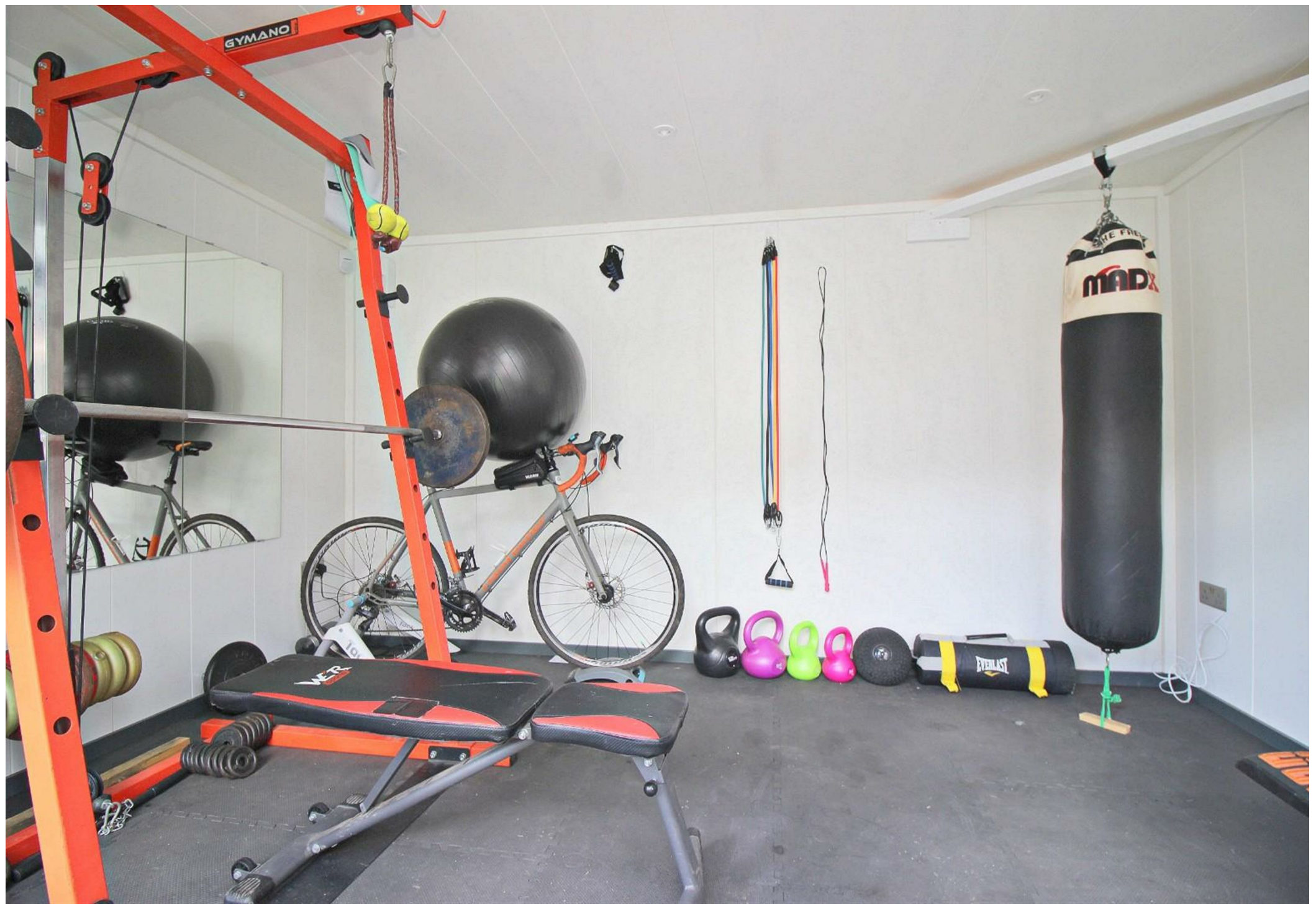
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) <b>A</b>		83
(81-81) <b>B</b>		
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 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

















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