



Aspen Drive, High Handenhold, DH2 1FL  
4 Bed - House - Detached  
£250,000

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## Aspen Drive High Handenhold, DH2 1FL

\* NO CHAIN \* LOVELY OUTLOOK \* MASTER BEDROOM WITH DRESSING ROOM AND EN-SUITE \*

Situated on the sought-after Trinity Green development by Miller Homes, this “Elderwood” style four-bedroom detached home combines thoughtful design, upgraded features and a prime position overlooking a green. Built in 2022 and still under a 10-year NHBC guarantee, the property is due to be professionally cleaned so it's ready for its next owner to move straight in.

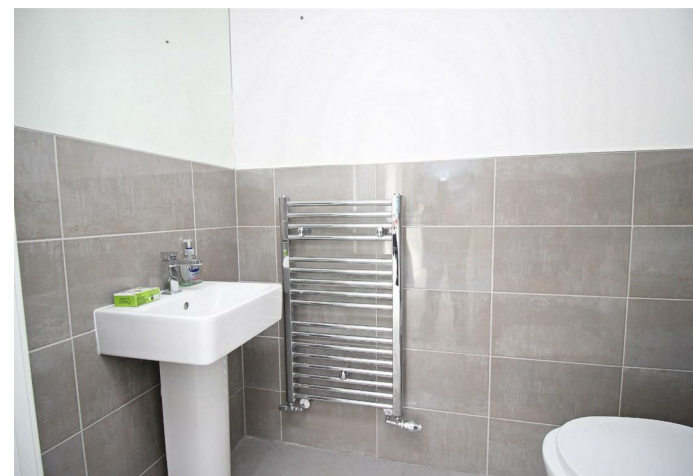
The layout flows beautifully, starting with a welcoming entrance hall that leads into the lounge, which in turn opens into the stylish kitchen/dining area – creating a sociable space that works perfectly for everyday family life and entertaining. The kitchen comes fully equipped with integrated appliances and has double doors opening out to the rear garden. There's also a useful utility room, cloakroom/wc, and direct access into the impressive near 20ft integral garage – ideal for storage or further use.

Upstairs, there are four generously sized bedrooms and a modern family bathroom. The standout main bedroom includes its own dressing area and en suite shower room, offering a real sense of luxury. Outside, the double-width block paved drive provides off-street parking for two cars, while the rear garden features a smart artificial lawn for low-maintenance enjoyment.

This energy-efficient home includes gas central heating via a Baxi combi boiler and uPVC double glazing, contributing to its strong B-rated EPC.

Positioned just off the A693, Trinity Green offers easy access to Chester-le-Street, the A1(M), and onward travel to Durham, Newcastle, Gateshead, the Metro Centre and Sunderland. Local amenities are close by in Pelton, and the nearby coast-to-coast cycle track and scenic surroundings of Beamish offer plenty to enjoy outdoors.

An ideal choice for growing families seeking space, convenience and style – this move-in-ready home won't disappoint.

















## GROUND FLOOR

### Entrance Hallway

#### Lounge

15'1" x 10'5" (4.62 x 3.20)

#### Dining Kitchen

13'6" x 10'7" (4.13 x 3.23)

#### Utility Room

6'4" x 6'2" (1.95 x 1.88)

#### Downstairs WC

6'0" x 3'2" (1.83 x 0.99)

#### Garage

19'10" x 9'10" (6.07 x 3)

## FIRST FLOOR

### Landing

#### Bedroom One

14'2" x 13'8" (4.34 x 4.17)

#### Dressing Room

6'8" x 5'6" (2.04 x 1.68)

#### En-Suite

6'7" x 3'10" (2.01 x 1.17)

#### Bedroom Two

12'2" x 10'0" (3.71 x 3.05)

#### Bedroom Three

10'1" x 8'0" (3.08 x 2.44)

#### Bedroom Four

11'7" x 6'5" (3.55 x 1.96)

#### Bathroom

7'10" x 6'9" (2.41 x 2.08)

### Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 14 Mbps, Superfast 69 Mbps, Ultrafast 1,800 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

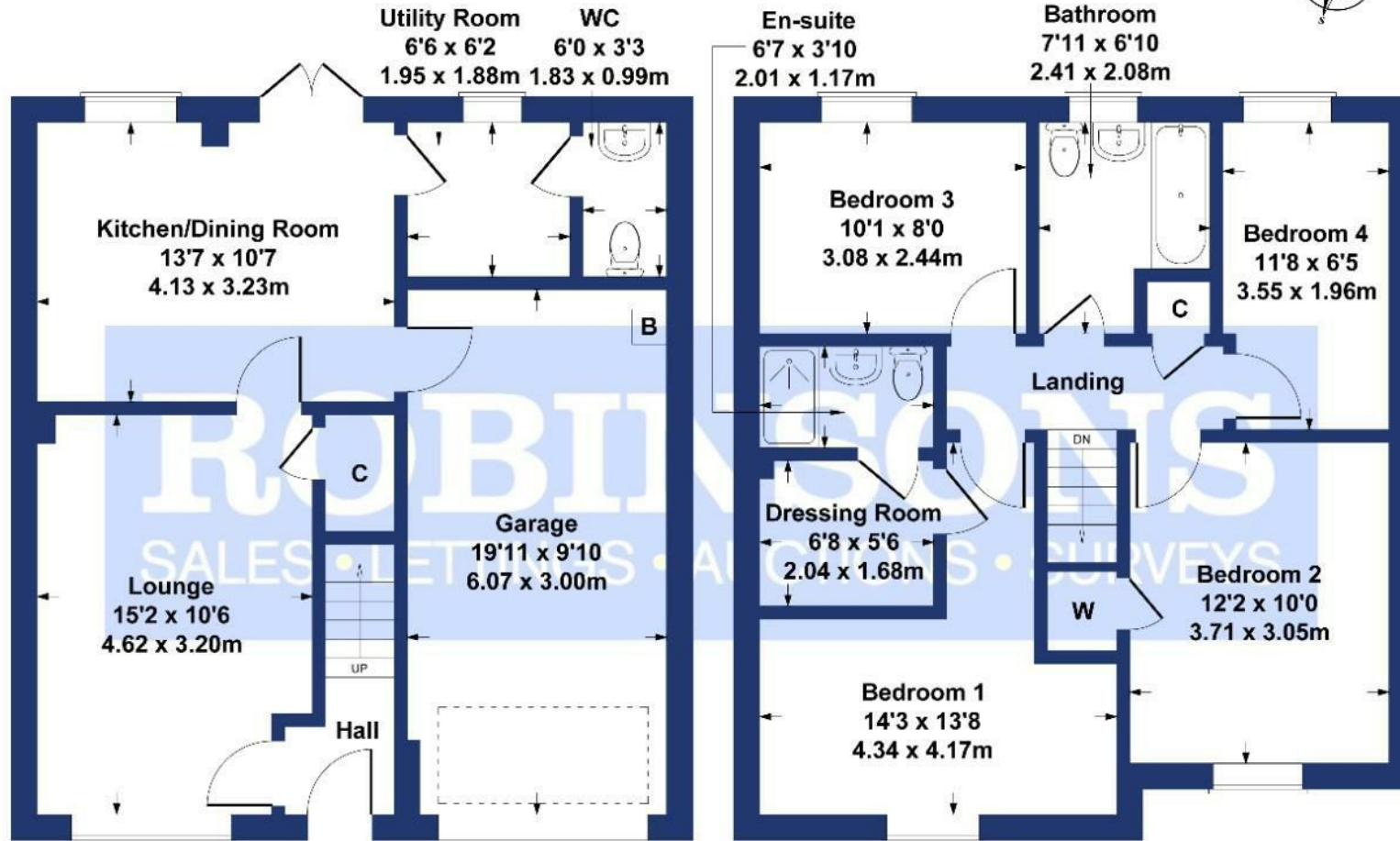
Council Tax: Durham County Council, Band D - Approx. £2,551 p.a

Energy Rating: B

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.

# Aspen Drive

Approximate Gross Internal Area  
1238 sq ft - 115 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		94
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(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

## 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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