

Draper Close, Sacriston, DH7 6FS
4 Bed - House - Detached
£260,000

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Draper Close
Sacriston, DH7 6FS

* WELL PRESENTED * SPACIOUS FOUR BEDROOM DETACHED HOME * TWO EN SUITES * SOUTH-WEST FACING GARDEN * CORNER PLOT * DETACHED GARAGE * DOUBLE LENGTH DRIVEWAY * EV CHARGING POINT * VERSATILE THREE STOREY ACCOMMODATION *

Well presented and offering generous, versatile accommodation across three floors is this impressive four bedroom detached family home. Occupying an attractive corner plot within a popular modern residential development in Sacriston, the property benefits from neutral decor throughout, two en suite shower rooms, excellent parking and a lovely south-west facing rear garden.

The floorplan comprises a welcoming entrance hallway, spacious and inviting lounge, and a fantastic open-plan dining kitchen fitted with contemporary units and French doors opening directly onto the rear garden. There is also a separate utility room and convenient downstairs WC.

To the first floor there are three well-proportioned bedrooms, one benefitting from en suite shower facilities, together with an attractive family bathroom. The second floor is dedicated to an excellent main bedroom suite, incorporating fitted storage and a further modern en suite shower room.

Externally, the property occupies a pleasant corner position with an enclosed south-west facing rear garden incorporating lawn and paved patio areas, ideal for relaxing and entertaining. There is also a private driveway providing parking for two vehicles, a detached garage and the added convenience of an electric vehicle charging point.

Sacriston is a popular village situated approximately four miles north-west of Durham City, offering a range of local shops, schools, healthcare facilities and everyday amenities. The village is particularly well placed for access to the surrounding countryside, with nearby Waldridge Fell providing excellent opportunities for walking and outdoor recreation. Durham City offers an extensive selection of shops, restaurants, leisure facilities and cultural attractions


























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AGENT'S NOTES

Council Tax: Durham County Council, Band D
Tenure: Freehold
Property Construction – Understood to be of standard construction.
Number & Types of Rooms – Please refer to the details and floorplan. All measurements are provided for guidance only.
Gas Supply – Mains
Electricity Supply – Mains
Water Supply – Mains
Sewerage – Mains
Heating – Gas Central Heating
Estimated Mobile Phone Coverage – Please refer to the Ofcom website: https://www.ofcom.org.uk
Estimated Broadband Download Speeds – Please refer to the Ofcom website: https://www.ofcom.org.uk
Building Safety – The vendor is not aware of any building safety issues. However, we recommend that the purchaser instructs a chartered surveyor to confirm this.
Restrictions – Any covenants affecting the property are contained within the Land Registry Title Register, which is available for inspection.
Selective Licensing Area – No
Probate – Not applicable
Rights & Easements – None known.
Flood Risk – Please refer to the GOV.UK website: https://www.gov.uk/check-long-term-flood-risk
Coastal Erosion – Please refer to the GOV.UK website: https://www.gov.uk/check-coastal-erosion-management-in-your-area
Protected Trees – None known.
Planning Permission – We are not aware of any planning applications in the immediate area that would materially affect the property.
Accessibility/Adaptations – none know.
Mining Area – Coal Mining Reporting Area. Further searches may be required by your legal representative.
Nb. Estate fees may apply, please check with your legal adviser
Disclaimer: Our particulars have been prepared in good faith using publicly available information and details provided by the vendor prior to marketing. Verification of this information, together with any additional details relating to Material Information Parts A, B and C, should be obtained from your legal representative or the relevant authorities before making any financial commitment. Robinsons accepts no liability for information that is subsequently amended or for any unintentional errors or omissions.
HMRC Compliance: Anti-money laundering regulations require estate agents to carry out identity checks on purchasers once an offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £60 (inc. VAT) per individual purchaser applies for carrying out these checks.



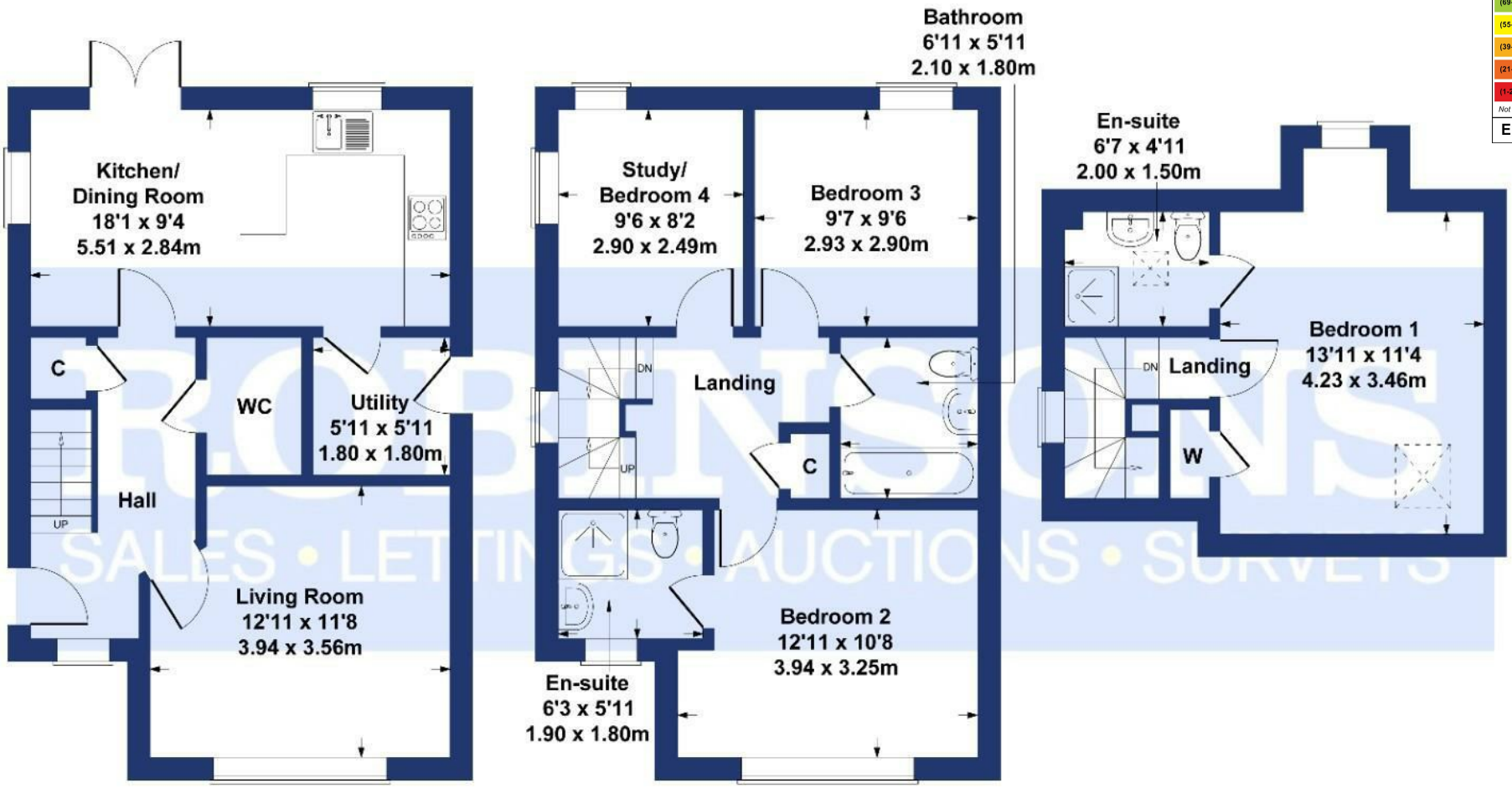




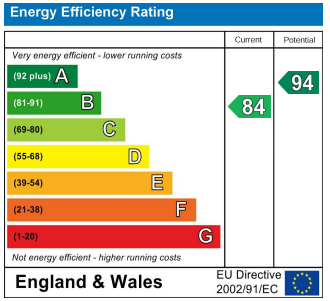


Draper Close

Approximate Gross Internal Area
1206 sq ft - 112 sq m



GROUND FLOOR **FIRST FLOOR** **SECOND 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. 2026

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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