

Ashford Drive, Sacriston, DH7 6BB
4 Bed - House - Semi-Detached
£225,000

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Ashford Drive
Sacriston, DH7 6BB

* RARELY AVAILABLE LARGER FAMILY HOME * EXTENDED TO GROUND AND FIRST FLOOR * FOUR WELL-PROPORTIONED BEDROOMS * SPACIOUS ACCOMMODATION * LARGE GARDEN ROOM * MAIN BEDROOM WITH EN SUITE * GENEROUS REAR GARDEN * DRIVEWAY AND INTEGRAL GARAGE * SOUGHT-AFTER RESIDENTIAL ESTATE *

Rarely available is this substantial and greatly extended four bedroom family home, occupying a pleasant position within a traditionally sought-after residential estate in Sacriston. Having been extended to both the rear ground floor and first floor, the property offers particularly spacious and versatile accommodation, making it an excellent choice for growing families seeking generous living space and a large garden.

The floorplan comprises a welcoming entrance hallway leading into a spacious lounge and dining room, providing excellent space for everyday family living and entertaining. There is also a kitchen, useful utility room and a fantastic, generously proportioned garden room overlooking the rear garden. The ground floor also provides internal access to the integral garage.

To the first floor there are four well-proportioned bedrooms, including an excellent main bedroom with its own en suite facilities, together with a family bathroom/WC.

Externally, the property benefits from a driveway providing off-street parking and access to the integral garage. To the rear is a particularly generous garden incorporating a decking area, ideal for relaxing and entertaining, together with a pleasant outlook beyond.












GIES
PEACE



















LOCATION

Ashford Drive is situated within a traditionally sought-after residential estate in Sacriston, a popular and well-established village approximately four miles north-west of Durham City. The location is particularly appealing to families, offering a pleasant residential environment together with convenient access to a wide range of everyday amenities. Sacriston itself benefits from local shops, convenience stores, a pharmacy, healthcare facilities, schools and public transport services, while nearby Durham City provides an extensive selection of supermarkets, high street retailers, restaurants, cafés and leisure facilities.

The area is well served by educational facilities, including Sacriston Academy and Fyndoune Community College, with further primary and secondary schooling available throughout the surrounding towns and villages, and Durham City. For those who enjoy the outdoors, the nearby countryside provides excellent opportunities for walking, cycling and recreation, with Waldridge Fell, the historic grounds of Ushaw and the surrounding rural landscapes all within easy reach. The popular attractions of Beamish Museum and Durham's historic city centre, including its famous cathedral and castle, provide further opportunities for days out.

Sacriston is also particularly well positioned for commuters, with the A691 providing convenient connections towards Durham City and Chester le Street, while the nearby A1(M) offers straightforward access to Newcastle, Gateshead, Sunderland and the wider North East. Durham Railway Station provides mainline services to destinations including Newcastle, York, Edinburgh and London. Combining the convenience of village living with excellent transport connections, established residential surroundings and access to attractive countryside, Ashford Drive represents a desirable location for families and those seeking a well-connected home close to Durham City.

AGENT'S NOTES

Council Tax: Durham, Band B
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 (Water Metre)
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.
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 – extended
Mining Area – Coal Mining Reporting Area. Further searches may be required by your legal representative.
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. Some property photographs may have been enhanced using AI technology to improve weather and lighting conditions only, without altering the property's layout, dimensions, features or condition.
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.



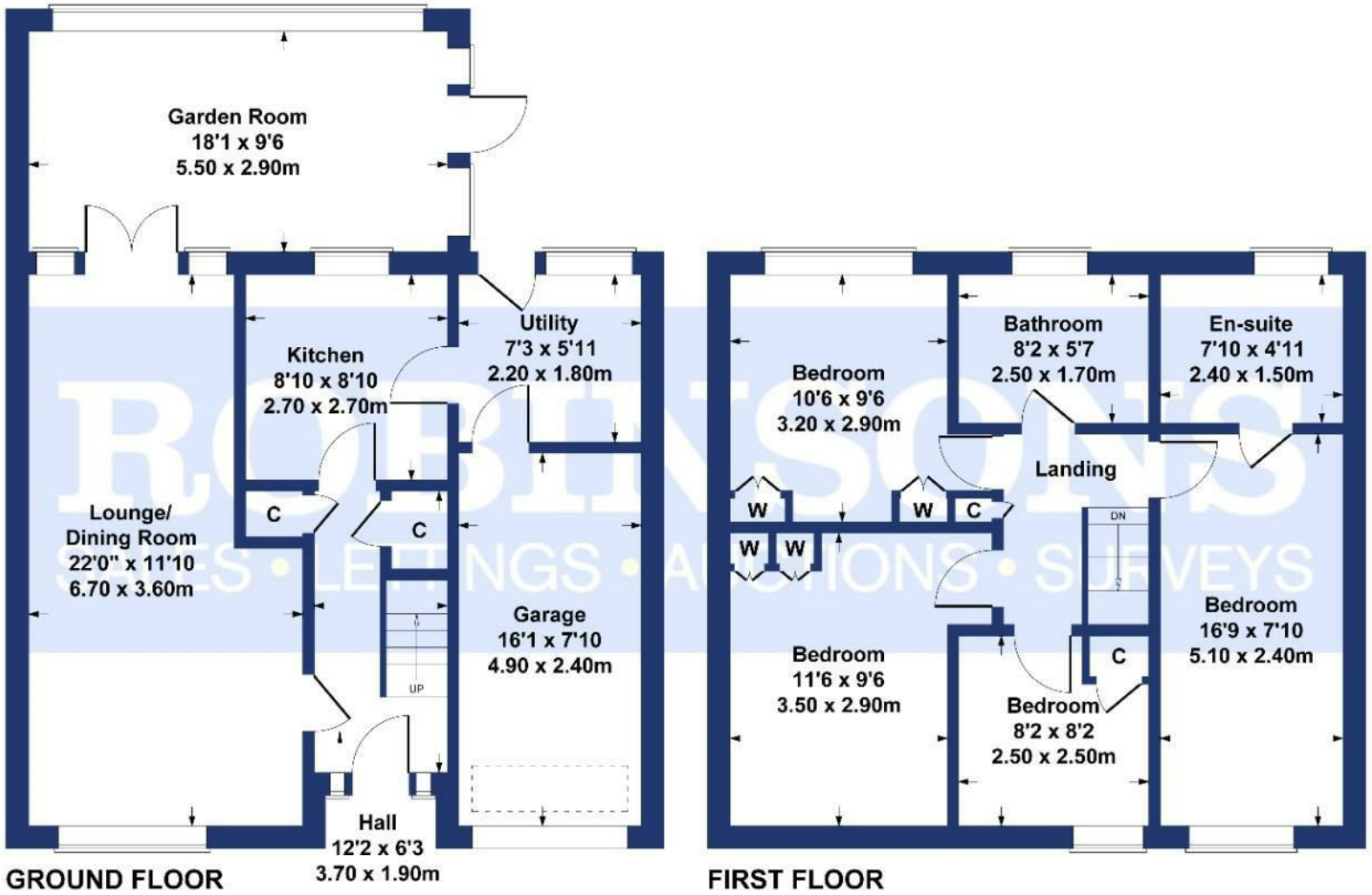




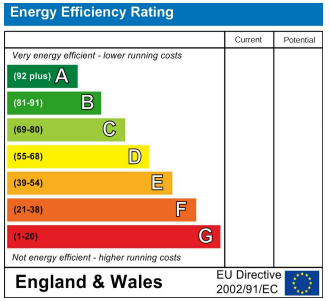


Ashford Drive

Approximate Gross Internal Area
1432 sq ft - 133 sq m



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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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