



Coldingham Court, Sacriston, DH7 6XG
4 Bed - House - Detached
£325,000

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Coldingham Court Sacriston, DH7 6XG

* GREATLY EXTENDED * BEAUTIFULLY PRESENTED * SOUGHT AFTER CUL DE SAC POSITION * STUNNING KITCHEN AND FAMILY ROOM * STUDY / ADDITIONAL RECEPTION ROOM * EN SUITE * DRIVEWAY AND GARAGE *

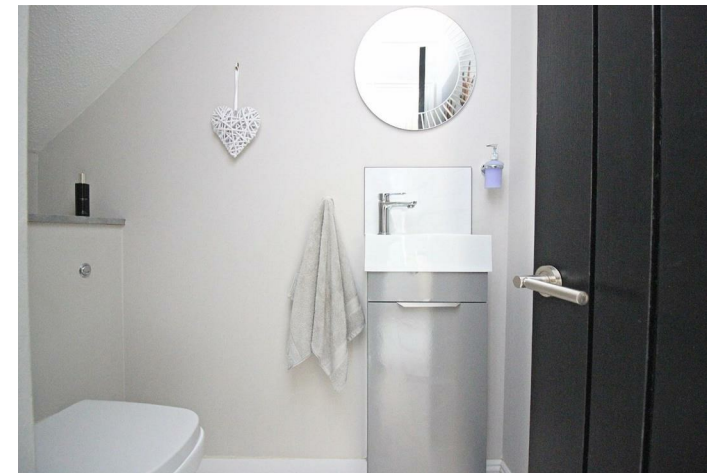
This greatly extended and beautifully presented family home occupies a pleasant cul de sac position within a sought-after part of Sacriston and offers spacious, well-balanced accommodation ideal for modern living. The property has been thoughtfully improved to create impressive living space with excellent room sizes throughout.

The floorplan comprises an entrance lobby, comfortable lounge, and a superb kitchen and family room to the rear fitted with a stunning range of units, creating a fantastic space for both everyday living and entertaining. There is also a separate study or additional reception room providing excellent flexibility, along with a useful utility room and downstairs WC.

To the first floor there is a landing leading to four very good sized bedrooms, one benefitting from en suite facilities, together with a spacious family bathroom fitted with both a bath and separate shower.

Externally, the property has gardens to the front and rear, with the rear garden enjoying a good degree of privacy along with a pleasant outlook and raised patio area ideal for outdoor seating and entertaining. To the front there is a driveway providing off-street parking and access to the garage.

Coldingham Court is situated within Sacriston, a well-established village offering local shops, schools and everyday amenities, making it convenient for day-to-day living. The area is particularly well placed for access to Durham City, which provides a wider range of shopping facilities, supermarkets, restaurants, cafés and leisure amenities. Excellent road links via the A691 and nearby A1 (M) make commuting straightforward to Durham, Newcastle and surrounding areas, while regular public transport links further add to the convenience. The surrounding area also benefits from nearby countryside walks.













GROUND FLOOR

Entrance Lobby

Lounge

15'5" x 11'1" (4.7 x 3.4)

Kitchen / Family Room

23'7" x 19'0" (7.2 x 5.8)

Study

12'5" x 4'11" (3.8 x 1.5)

Utility

9'2" x 9'2" (2.8 x 2.8)

Downstairs WC

FIRST FLOOR

Landing

Bedroom

14'5" x 11'5" (4.4 x 3.5)

En-Suite

6'6" x 4'7" (2 x 1.4)

Bedroom

19'0" x 8'10" (5.8 x 2.7)

Bedroom

20'4" x 8'2" (6.2 x 2.5)

Bedroom

15'1" x 8'2" (4.6 x 2.5)

Bathroom

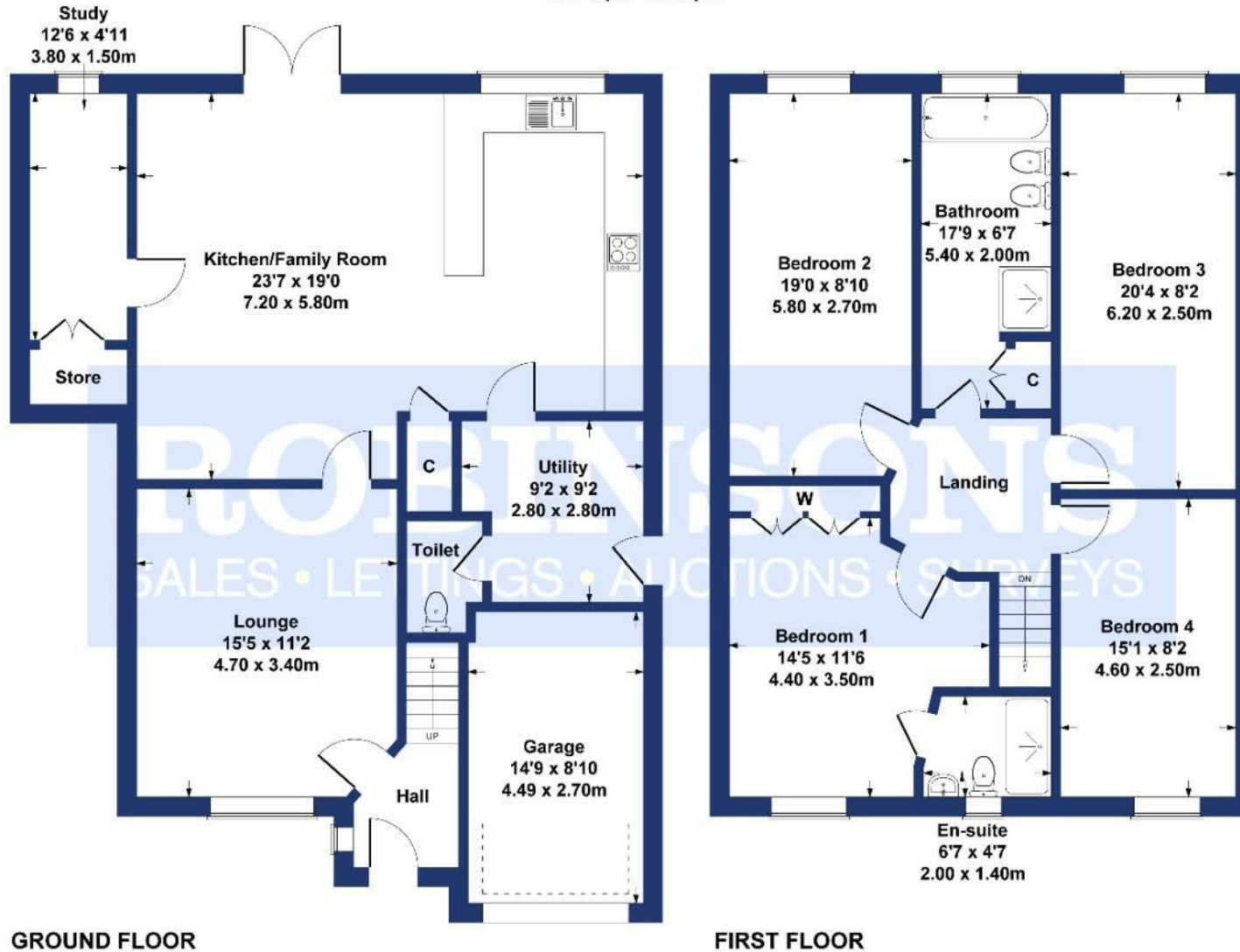
17'8" x 6'6" (5.4 x 2)





Coldingham Court

Approximate Gross Internal Area
1981 sq ft - 184 sq m



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		83
(81-91)	B		
(69-80)	C	74	
(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	

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









45 Front Street, Chester Le Street, DH3 3BH
Tel: 0191 387 3000
info@robinsonscs.co.uk
www.robinsonsestateagents.co.uk

