



**Sniperley Park, Sniperley, DH1 5RA**  
**3 Bed - House - Detached**  
**£399,995**

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS

\*\* Contact us to get more information - Other house designs available \*\* Stylish Modern Living Designed for Today's Lifestyle

Sawyer design is an impressive three-bedroom detached home, thoughtfully designed to combine modern family living with stylish, practical interiors. Boasting generous proportions throughout, an integral garage, and a superb open-plan layout, this beautifully crafted home is ideal for growing families, professional couples, and those seeking a contemporary lifestyle.

Upon entering, a welcoming hallway leads through to a spacious front-facing living room, providing the perfect setting for relaxing evenings, entertaining guests, or enjoying quality family time. Beyond, the heart of the home is the stunning open-plan kitchen, dining, and family area, designed with modern living in mind. Featuring a contemporary fitted kitchen with integrated appliances, ample dining space, and elegant French doors opening onto the rear garden, this bright and sociable space is ideal for both everyday living and entertaining.

The ground floor also benefits from a convenient cloakroom/WC, useful storage solutions, and access to the integral garage.

To the first floor, the impressive principal bedroom enjoys the luxury of a private en-suite shower room, creating a peaceful retreat at the end of the day. Two further well-proportioned double bedrooms are served by a stylish family bathroom, offering flexible accommodation for families, guests, or those working from home.

Externally, the property benefits from driveway parking, an integral garage, and a private rear garden, perfect for outdoor dining, entertaining, or family enjoyment.

Combining attractive architectural design with energy-efficient construction and thoughtfully planned living spaces, The Sawyer offers a superb opportunity to enjoy contemporary living in a highly desirable new-build home.



# OUR SERVICES

Mortgage Advice

Conveyancing


Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

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

## DURHAM

1-3 Old Elvet

DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

## DURHAM REGIONAL HEAD OFFICE

19A old Elvet

DH1 3HL

T: 0191 383 0777

E: info@robinsonsdurham.co.uk

## CHESTER-LE-STREET

45 Front Street

DH3 3BH

T: 0191 387 3000

E: info@robinsonscsls.co.uk

## BISHOP AUCKLAND

120 Newgate Street

DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

## CROOK

Royal Corner

DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

## SPENNYMOOR

11 Cheapside

DH16 6QE

T: 01388 420444

E: info@robinsonsspenny Moor.co.uk

## SEDFIELD

3 High Street

TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

## WYNYARD

The Wynd

TS22 5QQ

T: 0174 064 5444

E: info@robinsonswynyard.co.uk

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



# ROBINSONS

SALES • LETTINGS • AUCTIONS

1 Old Elvet, Durham City, Durham, DH1 3HL | Tel: 0191 386 2777 | info@robinsonsdurham.co.uk

www.robinsonsestateagents.co.uk