



## Manor Drive

Sacrison DH7 6FJ

Offers In The Region Of £275,000







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# Manor Drive

## Sacrston DH7 6FJ



- Available with no onward chain
- EPC Rating - B
- Impressive open plan kitchen and dining room

- Superb plot on the edge of this sought after development
- Four double bedrooms
- Private gardens and ample parking

- Spacious accommodation over three floors
- Two ensuite shower rooms
- Lovely family home

Available for sale with no onward chain, this superb four bedroom detached home is located on Manor Drive in the village of Sacrston. Enjoying surely what is one of the best plots on this sought after development, viewing is highly recommended for full appreciation.

With an impressive accommodation spread over three floors including a superb open plan kitchen and dining room and four generously sized bedrooms, it is perfect for family living. There are three stylish bathrooms, ensuring convenience and comfort for all residents. The well designed layout of the house provides a seamless flow between the living spaces, creating a harmonious environment for daily living. Externally the property enjoys a lovely plot on the edge of the estate with protected woodland to the side, parking for up to four vehicles, garage and enclosed rear garden enjoying a good degree of privacy, a rare find in many properties.

Located in the popular village of Sacrston, there is easy access to local amenities, schools, and green spaces, as well as good road links for commuting to both Durham and Chester le Street.

Don't miss out on the chance to make this beautiful house your new home.

### GROUND FLOOR

#### Hall

Welcoming hallway entered via composite door. Having a UPVC double glazed window, staircase leading to the first floor with understairs cupboard, laminate flooring and radiator.

#### WC

Comprising of a WC, pedestal wash basin, tiled splashback, laminate flooring, an extractor fan and radiator.

#### Living Room

12'11" x 11'8" (3.94 x 3.56)

Spacious and well presented with a UPVC double glazed window to the front, TV point and radiator.

### Open Plan Kitchen and Dining Room

18'0" x 9'3" (5.51 x 2.84)

An impressive open plan kitchen and dining room, perfect for modern living and entertaining.

Fitted with a comprehensive range of units having contrasting work surfaces incorporating a stainless steel sink unit with mixer tap, a built in stainless steel oven and gas hob with stainless steel extractor over and integrated appliances including a fridge, freezer and dishwasher. Further features include laminate flooring, radiator, a UPVC double glazed window and french doors opening in to the rear garden.

### Utility Room

7'7" x 5'4" (2.32 x 1.63)

A useful utility room with coordinating floor units and work surfaces, wall mounted combi gas central heating boiler, plumbing for a washing machine and tumble dryer/freezer space, laminate flooring and an external door to the side.

### FIRST FLOOR

#### Landing

With stairs leading to the second floor, two UPVC double glazed windows and a storage cupboard.

#### Bedroom Two

12'11" x 10'7" (3.94 x 3.25)

A generous double bedroom with a UPVC double glazed window to the front and radiator.

#### Ensuite

Comprising of a cubicle with electric shower, pedestal wash basin and WC. Having tiled splashbacks, a radiator, extractor fan and UPVC double glazed opaque window.

#### Bedroom Three

9'7" x 9'6" (2.93 x 2.90)

Double bedroom with a UPVC double glazed window to the rear and radiator.

### Bedroom Four

9'6" x 8'2" (2.90 x 2.49)

A further well proportioned double bedroom with a UPVC double glazed window to the rear and radiator.

### Family Bathroom

Stylish white suite comprising of a panelled bath, pedestal wash basin and WC. With tiled splashbacks, extractor fan, radiator and UPVC double glazed opaque window.

### SECOND FLOOR

#### Master Bedroom

13'10" x 11'4" (4.23 x 3.46)

A superb master bedroom suite with UPVC double glazed dormer window, further velux window, radiator and storage cupboard. There is also access to the loft via retractable ladders, which is partly boarded for storage.

#### Ensuite

Comprising of a cubicle with mains fed shower, pedestal wash basin and WC. Having tiled splashbacks radiator, extractor fan and velux window.

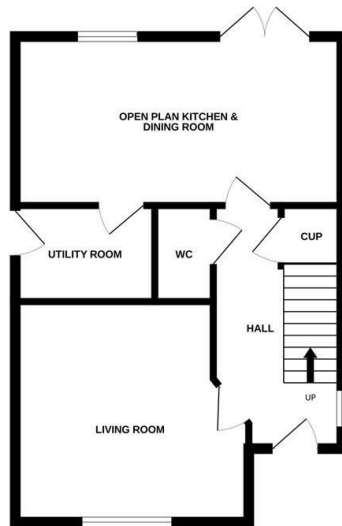
### EXTERNAL

The property enjoys a large corner plot with driveway parking for multiple vehicles and a detached single garage. There is an enclosed lawned garden to the rear with two patio areas, which stretches round to the side of the house for additional storage. There is a lovely outlook over woodland to the side which brings an abundance of birds and wildlife.

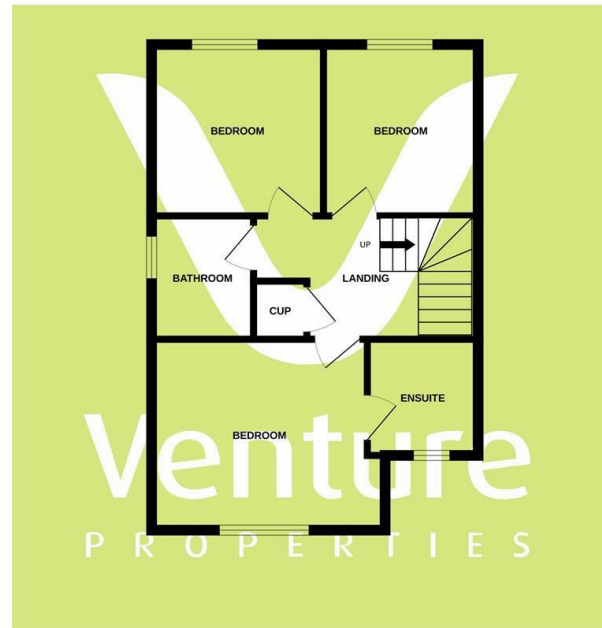
### Garage

Single garage situated to the front of the property with up and over door, power and lighting, as well as overhead storage.

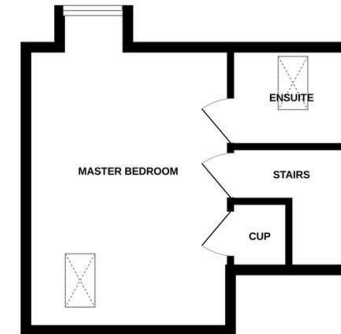
GROUND FLOOR



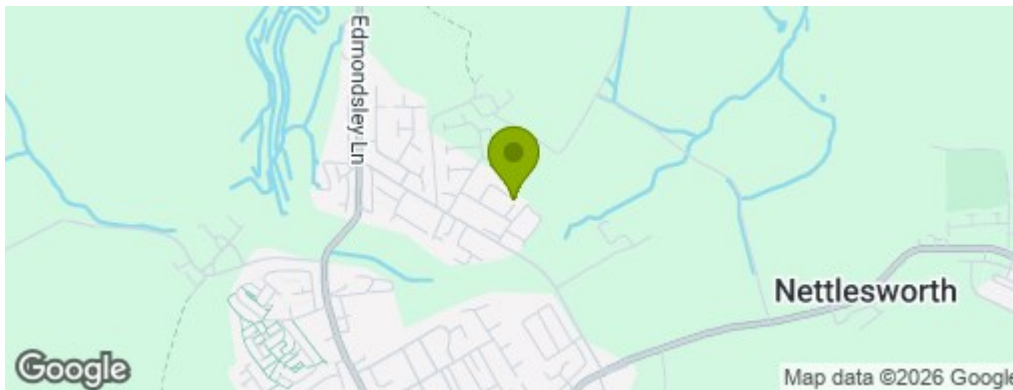
FIRST FLOOR



SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Property Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

This estate is subject to a yearly maintenance fee, please seek legal advice on this.

Broadband: Ultrafast Broadband available. Highest available speed is 900 Mbps.

Mobile Signal/coverage: Likely with EE. We recommend contacting your service provider for further information.

Council Tax: Durham County Council, Band: D Annual price: £2,551. (Maximum 2025)

Energy Performance Certificate Grade -TBC

Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.

Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

**0191 3729797**

1 Whitfield House, Durham, County Durham, DH7 8XL  
durham@venturepropertiesuk.com