

COPELAND RESIDENTIAL

SALES & LETTINGS



Manor Drive, Sacriston, DH7

Asking Price

£195,000

New-Build
Grasmere Design
Detached
3 Bedrooms
Master Ensuite
Integral Garage + Drive
Large Enclosed Rear Garden
Close To Local Amenities + Transport Links



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COPELAND RESIDENTIAL 5 Ashfield Terrace, Chester le Street, Durham DH3 3PD.

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CHAIN FREE / NEW-BUILD / MASTER ENSUITE - We are delighted to offer to the market this new-build 3-bedroom detached on Manor Drive. The property is of Persimmon's 'Grasmere' design located on their Monkswood development in Sacriston. The site is perfectly positioned within walking distance of Sacriston's local amenities and transport links to Durham City, Chester-le-Street and Stanley as well as being a short commute from the A167 connecting to the A1. The property has been neutrally decorated throughout with light grey carpets and laminate style vinyl flooring along with white washed walls. The ground floor consists of an entrance porch leading to the lounge, a kitchen/diner boasting a stunning range of bespoke light grey gloss finish base and wall kitchen units with white work surfaces, accommodating for a freestanding washer, dryer and fridge/freezer and double patio doors looking out onto the rear garden and WC, while to the first floor are 3 bedrooms with the master boasting an ensuite as well as a separate family bathroom. To the front exterior is a lawned garden with tarmac drive leading up to an integral garage. Follow the alleyway along the right side of the house to come to a gated access point leading to a larger enclosed rear lawned garden. Ideal for First Time Buyers, the property offers the choice to move in and start living or put your own stamp on it. Tenure: Freehold

Council Tax Band: C

EPC Rating: B

Room Descriptions

Porch

Composite front door, hardwearing carpet, wall mounted radiator.

Lounge 15'6 x 10'2 (4.76m x 3.12m)

Carpeted, front-facing double glazed window with white venetian blinds, wall mounted radiator.

Rear Hallway

Carpeted, access to kitchen/diner, WC and carpeted staircase leading to the first floor.

Kitchen/Diner 7' x 18'8 (2.14m x 5.74m)

Light grey wood effect vinyl flooring, offering access to a stunning range of base and wall units with a light grey gloss finish, contrasting white work surfaces, integrated appliances include electric oven, gas hob with stainless steel splashback and overhead extractor, accommodating for freestanding washer, dryer and fridge/freezer, enclosed Ideal Logic combi boiler, stainless steel one-and-a-half sink with mixer tap below a rear-facing double glazed window with white venetian blinds, to the dining area are a pair of rear-facing double patio doors with fitted blinds, wall mounted radiator and built-in cupboard space.

WC 5'9 x 3'1 (1.82m x 0.95m)

Vinyl flooring, access to toilet and wash basin, wall mounted radiator.

First Floor Landing

Carpeted landing offering access to 3 bedrooms, family bathroom, built-in cupboard space and loft hatch, side-facing double glazed window with



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white venetian blinds above the staircase.

Bedroom One 8'8 x 18'8 (2.70m x 5.76m)

Carpeted, 2 front-facing double glazed windows each with white venetian blinds, wall mounted radiator, access to ensuite.

Ensuite 7'1 x 5' (2.18m x 1.54m)

Vinyl flooring with half-height tiled splashback, access to toilet, wash basin and shower cubicle with mains powered shower and full-height tiled splashback, side facing double glazed window, wall mounted radiator.

Bedroom Two 11'3 x 8'7 (3.47m x 2.67m)

Carpeted, rear-facing double glazed window with white venetian blinds, wall mounted radiator.

Bedroom Three 7' x 9'8 (2.14m x 3.00m)

Carpeted, rear-facing double glazed window with white venetian blinds, wall mounted radiator.

Family Bathroom 6'4 x 8'6 (1.97m x 2.65m)

Vinyl flooring with half-height tiled splashback, 3-piece white bath suite, side-facing double glazed window, wall mounted radiator.

Exterior

Lawned front garden with access to a tarmacked drive leading up to an integral garage, side alley for gated access to the rear garden, larger enclosed lawned rear garden.



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