



Witton Villas, Sacriston, DH7 6NY
4 Bed - House - Detached
£189,950

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Witton Villas

Sacrison, DH7 6NY

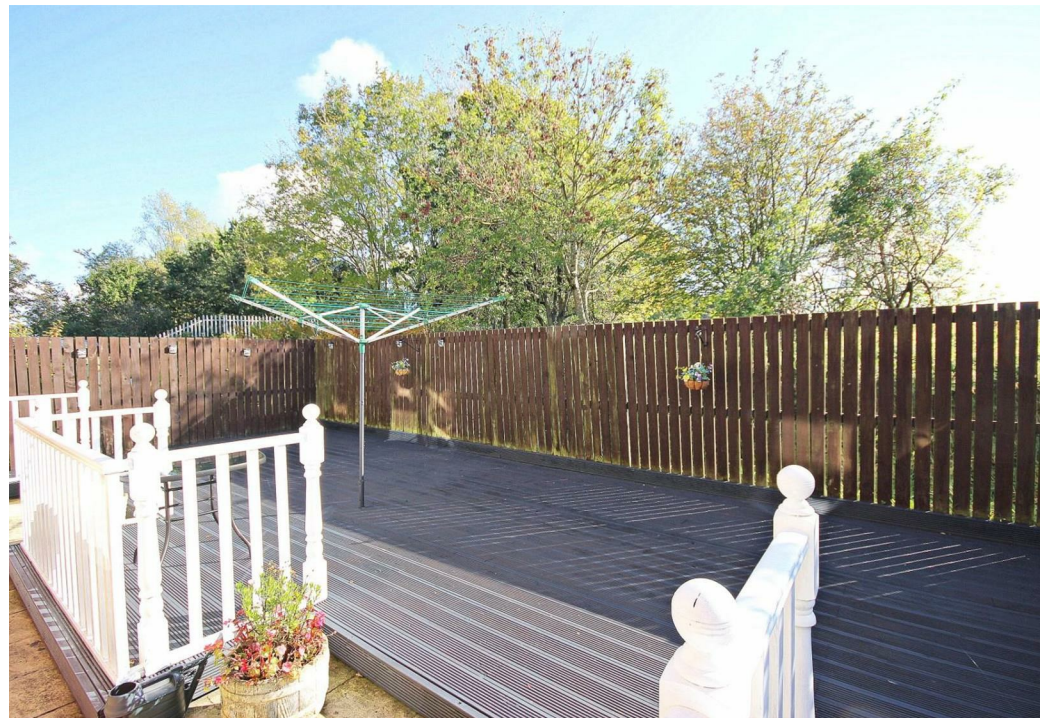
* EXCEPTIONALLY LARGE * VERY WELL PRESENTED * OVERLOOKING FIELDS TO REAR
* FOUR DOUBLE BEDROOMS * EN-SUITE AND JACK AND JILL BATHROOM * AMPLE OFF-STREET PARKING *

An absolutely fantastic opportunity to purchase this simply stunning four bedroom detached house. The property overlooks fields to the rear and should prove to be an ideal family home.

Internally the property has fantastic accommodation throughout and briefly comprises entrance hallway, gorgeous inviting lounge and dining area with French doors to rear garden, high quality fitted kitchen, and a downstairs WC. On the first floor there are four well sized bedrooms, the master having en-suite facilities. There is also a family bathroom, and a Jack and Jill style bathroom between bedroom three and four. Externally, to the front of the property is a driveway, garage and garden. To the rear is a very private garden with raised patio.

The property is within easy access of schools, amenities, recreational facilities and public transport links. The home is also well located for commuters as there are excellent access to major motoring links which provide route to Durham city centre, Newcastle upon Tyne, Gateshead, Sunderland and Chester le Street.











GROUND FLOOR

Hallway

Downstairs WC

Lounge and Dining Area

25'11 x 13'8 narrowing to 10'2 (7.90m x 4.17m narrowing to 3.10m)

Kitchen

14'5 x 10'4 (4.39m x 3.15m)

FIRST FLOOR

Landing

Bedroom One

13'3 x 12'2 (4.04m x 3.71m)

En-Suite

Bedroom Two

9'4 x 11'6 (2.84m x 3.51m)

Bedroom Three

9 x 8'4 (2.74m x 2.54m)

Bedroom Four

9 x 13'1 (2.74m x 3.99m)

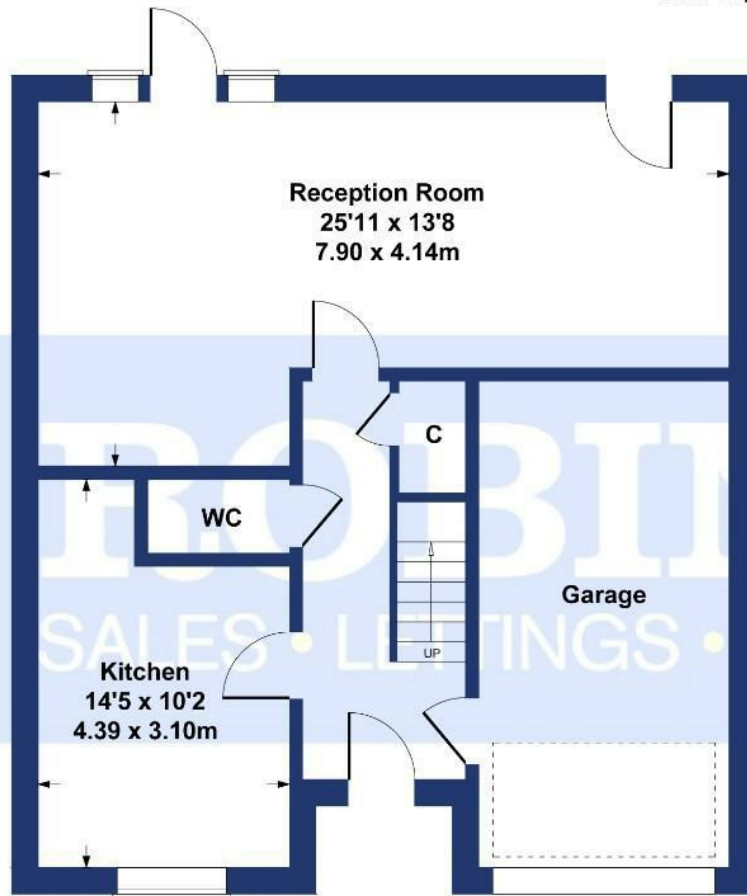
Bathroom

Jack and Jill Bathroom

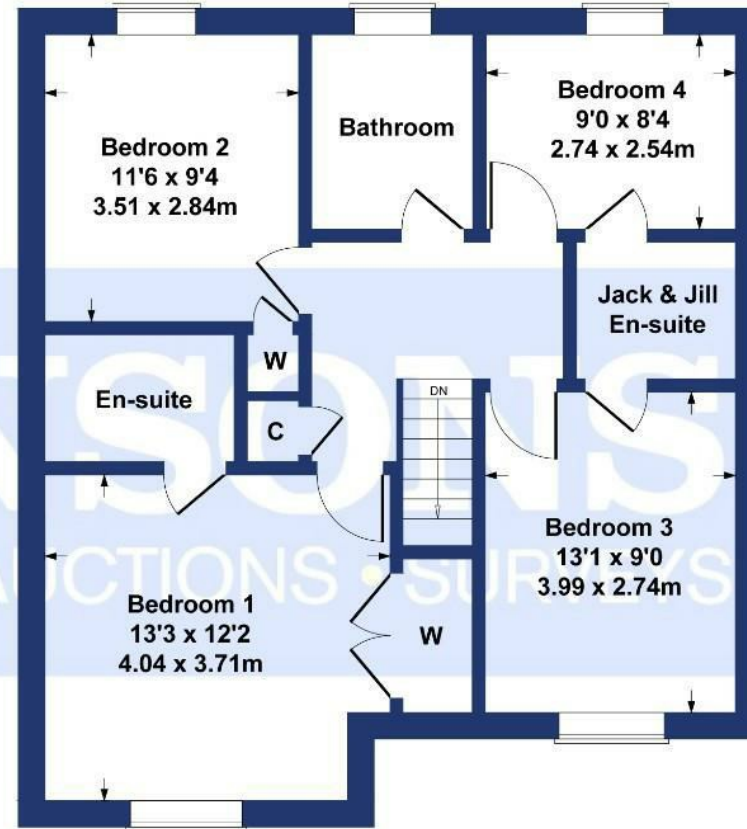


Witton Villas

Approximate Gross Internal Area
1417 sq ft - 132 sq m



GROUND FLOOR



FIRST FLOOR

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. 2020

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B		74	
(69-80) C			
(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	
Environmental Impact (CO₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			81
(81-91) B		71	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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 services.



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