



## 5 bed detached house to buy in

Temperley Way, Sacriston, Durham,  
Durham, DH7 6FH

# £320,000

🏠 x 5 🚗 x 3 🚻 x 1

Tenure

**Freehold**

## Property features

- ✓ Modern Finish Throughout
- ✓ Great Location
- ✓ 5 Bedrooms
- ✓ Extended
- ✓ EPC Rating B

Driveway & Garage parking

## Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: B
- ✓ Heating supply: Gas

## Description

We are delighted to present this stunning detached residence nestled in the heart of Sacriston, Durham. The 5 bedroom property has been extended with modern finishes throughout and a credit to the current owner, ensuring it is ready for you to move straight in.

To the ground floor, a spacious reception room that exudes elegance and class. It has neutral colours and décor, with light carpets and a front facing window allowing the room to be filled with natural light. Along with a beautiful fireplace which warms the room up in those winter months.

The heart of the home is the stunning and contemporary open-plan kitchen that leads to a bright and spacious orangery extension which has been thoughtfully designed for modern living. The expansive kitchen features an attractive range of soft light grey, gloss wall and base units, complemented with a stunning white, speckled and sparkle work surface that adjoins to a useful breakfast bar, ideal for those seeking plenty of space for cooking. A stainless-steel 1.5 bowl sink with mixer tap is ideally positioned to enjoy views across the living area and garden beyond. Integrated appliances include a fitted oven and gas hob with extractor above and a fridge freezer.

A practical home bar, peninsula provides additional preparation space while subtly defining the kitchen from the adjoining living area.

The orangery, with a glass roof lantern, pillar style windows and bi-fold doors that open directly to the rear garden offers both style, elegance and an abundance of natural lighting. The gloss porcelain tiled floor runs throughout the space, and is a beautifully designed room for the ever growing family looking for extensive living spaces.

Benefiting from a utility room that complements the kitchen with matching units and providing a useful location for freestanding kitchen appliances and an external door that leads to the rear garden.

From the utility space there is a ground floor WC, neutrally decorated.

To the first floor, are five bedrooms, four of which are doubles and one single. The master bedroom, offers en suite facilities, half tiled with a large shower enclosure, a contemporary pedestal hand wash and WC.

Additionally, serving the other bedrooms, is a modern, fresh family bathroom with a white 3 piece suite. The bath has a waterfall shower over and has stylish tiling that compliments the flooring.

Externally, the property benefits from fantastic parking options with a double driveway and garage. To the front, a garden is laid with lawn and has a low hedge to line. To the rear, a private garden is hedge lined which is laid with lawn and a paved patio offers an ideal setting for those summer months for outdoor entertaining.

Situated on the fringe of the semi-rural village of Sacriston, less than a mile from Plawsworth junction of the A167 which provides access south to Durham city (3 miles) as well as to the Arnison Retail Park (2 miles).

St Bede's Catholic Primary School and Sacriston Academy and located nearby within the village and where there are plentiful of local amenities available. The house also fringes on the Waldrige Fell Country Park, renowned for its blossoming heather and provides great walks, running and cycle paths as well as picnic areas. Train stations are provided in nearby Chester Le street and Durham city that offer convenience of travel further afield.

Contact us today at Pattinson Durham to arrange your viewing to appreciate what this superb property has to offer.

Council Tax Band: D

Tenure: Freehold

Price: £320,000

Property Type: Detached House

Parking: Driveway & Garage

Heating: Gas

## External



## Floor Plan



## Living Room

4.60m x 3.26m (15'1" x 10'8")



## Kitchen

6.45m x 2.99m (21'1" x 9'9")



## Garden Room

5.84m x 3.63m (19'1" x 11'10")



## Utility Room



## WC



## Bedroom 1

4.10m x 3.27m (13'5" x 10'8")



## En-suite



## Bedroom 2

3.60m x 3.06m (11'9" x 10'0")



### Bedroom 3

3.44m x 3.24m (11'3" x 10'7")



### Bedroom 4

3.14m x 2.84m (10'3" x 9'3")



### Bedroom 5

2.16m x 2.13m (7'1" x 6'11")

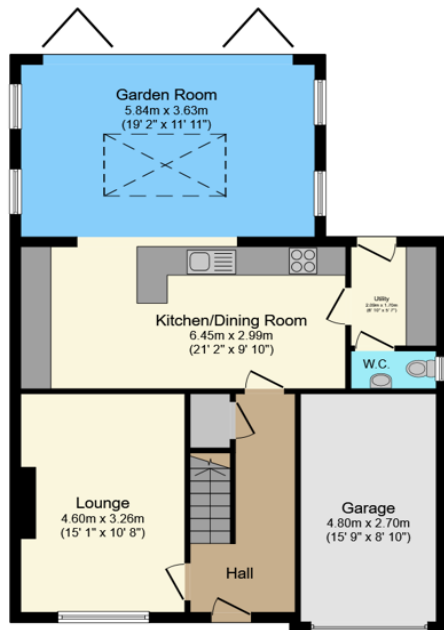


### Bathroom

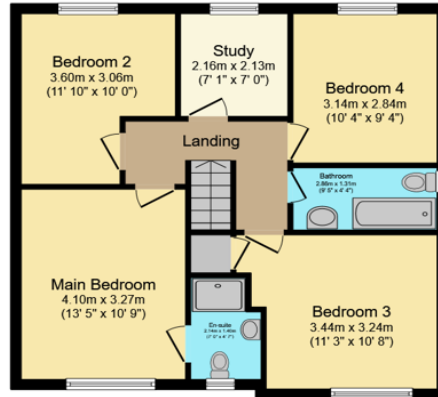


### Garden





**Ground Floor**  
Floor area 86.3 sq.m. (929 sq.ft.)



**First Floor**  
Floor area 64.1 sq.m. (690 sq.ft.)

Total floor area: 150.5 sq.m. (1,620 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		92
(81-91) <b>B</b>	83	
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Temperley Way, Sacriston, Durham, Durham, DH7 6FH

Contact your local branch today for more information on this property:

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