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Real Estate









Manor Drive

Sacriston Durham DH7 6FJ

Situated on the popular Manor Drive development in the sought-after village of Sacriston, this beautifully presented three-bedroom detached home offers stylish modern living and is available with no onward chain.

Built in 2020 and extending to approximately 915 sq ft, the property provides well-planned accommodation ideally suited to families, professionals and first-time buyers. The ground floor comprises a welcoming entrance hall, a spacious lounge and a contemporary kitchen/dining room, creating an excellent space for both everyday living and entertaining. Upstairs are three well-proportioned bedrooms and a modern family bathroom.

Finished to a high standard throughout, the home benefits from a light and airy feel, with modern fixtures and fittings and a layout designed to suit modern lifestyles. Externally, there are attractive gardens and off-street parking, further enhancing the appeal of this move-in-ready property.

Offers over £204,000

33 Manor Drive

Sacriston Durham DH7 6FJ

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- DETACHED FAMILY HOME
- THREE BEDROOMS
- MASTER BEDROOM WITH ENSUITE
- MODERN FITTED KITCHEN WITH INTEGRATED APPLIANCES
- GENEROUS SOUTH WEST FACING REAR GARDEN
- DRIVEWAY PARKING
- POPULAR LOCATION
- COUNCIL TAX BAND C
- EPC GRADE B
- NO UPPER CHAIN

Entrance Porch
An attractive and well-presented entrance porch accessed via a contemporary composite front door. Finished in neutral tones with stylish grey herringbone-effect flooring and a radiator, creating a warm and welcoming first impression. Internal access leads through to the lounge.

Lounge
A bright and inviting reception room, beautifully presented with neutral décor complemented by a stylish feature wall. Attractive grey herringbone-effect flooring flows seamlessly through from the entrance porch, while a uPVC double-glazed window and radiator complete the space.

Inner Hallway
Well presented with neutral décor and fitted carpet flooring, the inner hallway links the lounge with the kitchen/diner, creating a practical flow throughout the ground floor. Stairs rise to the first floor, with access to the ground floor WC.

Kitchen/Diner
A stylish and contemporary kitchen/diner fitted with a range of matt anthracite handleless wall and base units complemented by marble-effect work surfaces and a stainless steel sink with mixer tap. Integrated appliances include a dishwasher, washing machine and fridge/freezer, together with an electric oven, gas hob, stainless steel extractor canopy and matching splashback.

The kitchen area benefits from practical tile-effect vinyl flooring, flowing through to a comfortable dining area with soft carpet underfoot, all complemented by neutral décor throughout. Further features include a useful understairs storage cupboard, a radiator, uPVC window and uPVC French doors opening onto the patio, creating an ideal space for both everyday living and entertaining.

Ground Floor WC
A well-proportioned and stylishly presented ground floor wc, finished with neutral décor and a feature wall. Comprising a WC and pedestal wash basin with mixer tap, the space also benefits from practical tile-effect vinyl flooring, a radiator and extractor fan.

First Floor Landing
Finished with neutral décor and soft carpet flooring, the landing provides access to three bedrooms and the family bathroom. An extended loft hatch with drop-down ladder leads to a fully boarded loft space benefitting from lighting and an electricity supply with sockets, offering excellent additional storage.

Master Bedroom
A spacious front-aspect double bedroom, beautifully presented with neutral décor and soft carpet flooring flowing through from the landing. The room benefits from two uPVC double-glazed windows and a radiator, with access to the en-suite shower room.

En-Suite
Stylishly presented with neutral décor and partially tiled walls, the en-suite comprises a shower cubicle with mains-fed shower, vanity unit with counter-top wash basin and mixer tap, and WC. Finished with practical tile-effect vinyl flooring, the space also benefits from a radiator and uPVC double-glazed window.

Bedroom
A well-proportioned rear-aspect double bedroom, finished with neutral décor and a feature wall. Soft carpet flooring continues through from the landing, creating a cohesive feel, with a uPVC double-glazed window and radiator completing the room.

Bedroom
A rear-aspect room, ideally suited as a single bedroom, nursery or home office, finished with neutral décor. Soft carpet flooring continues through from the landing, with a uPVC double-glazed window and radiator completing the space.

Family Bathroom
A well-presented bathroom finished with neutral décor and practical tile-effect vinyl flooring. Comprising a panelled bath with mixer tap, pedestal wash basin with mixer tap, and WC, the room also benefits from a radiator and uPVC double-glazed window providing natural light.

Garage
An attached garage with a manual roller shutter door, benefiting from an electricity supply with lighting and sockets, providing useful storage or potential workshop space.

External
To the front, the property benefits from a private driveway providing off-road parking. To the rear, a south-west facing garden is mainly laid to lawn and features a slate-style patio area, ideal for al fresco dining and outdoor entertaining, along with a brick-built BBQ area.



Directions

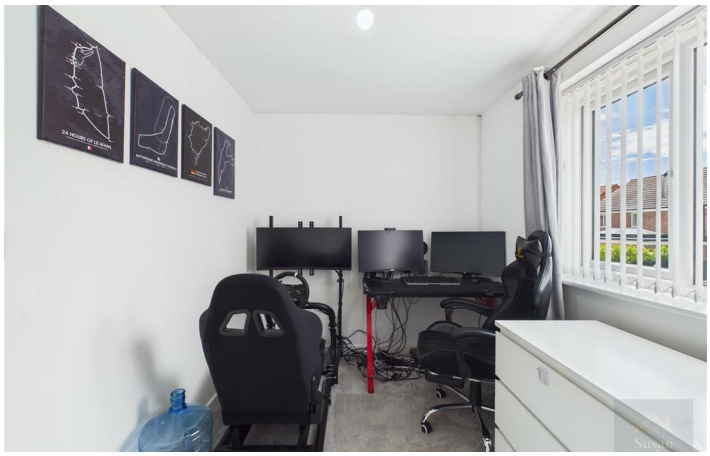


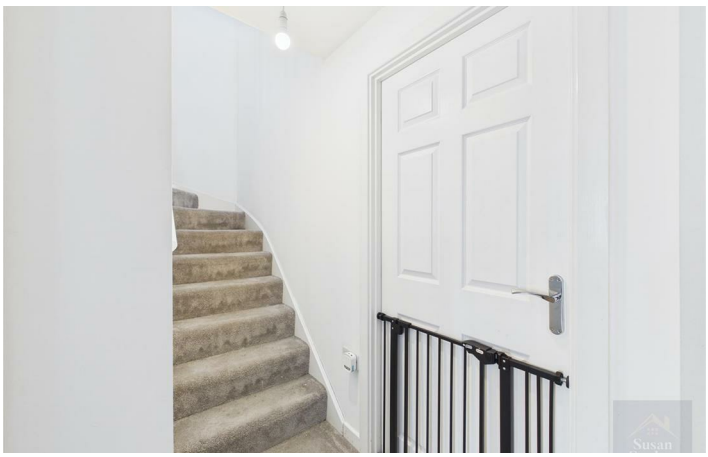


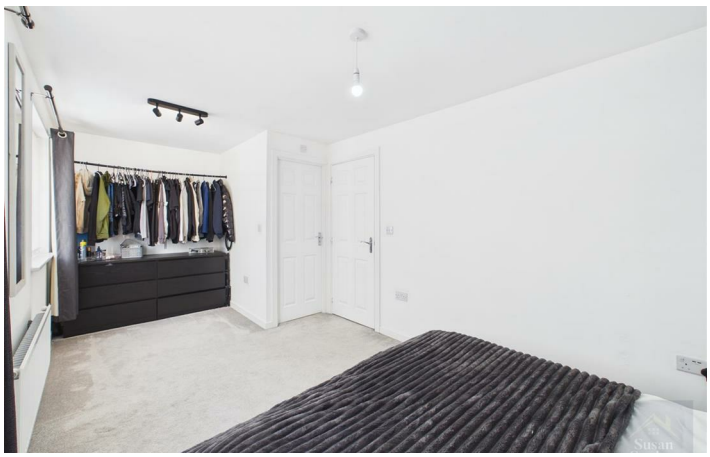








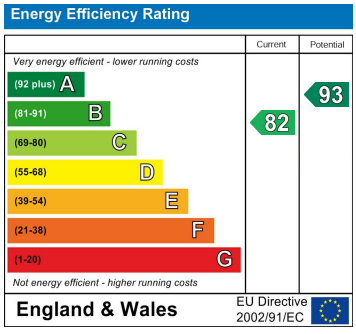




Floor Plan



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