



Beechwood Close, Sacriston, DH7 6QL
3 Bed - House - Detached
£219,950

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Beechwood Close Sacriston, DH7 6QL

* STUNNING DETACHED FAMILY HOME * EXTENDED FLOORPLAN * SUBLIME KITCHEN
BREAKFAST ROOM * BEAUTIFUL GARDEN ROOM * LOVELY CORNER PLOT * SUNNY
REAR GARDEN * HIGHLAND COO GARDEN BAR * DOUBLE DRIVEWAY PARKING *

Beautifully presented and improved throughout is this stunning three bedroom detached family home, occupying an attractive corner plot within a traditionally sought-after modern development in Sacriston. Extended to provide excellent living space, the property offers high quality fixtures and fittings, a superb kitchen and a delightful rear garden complete with its very own garden bar - The Highland Coo.

The floorplan comprises an inviting entrance hallway, downstairs WC, comfortable lounge with French doors leading into a lovely garden room, and a stunning kitchen breakfast room fitted with an attractive range of units and integrated appliances. The garden room opens directly onto the rear garden, creating an excellent space for family living and entertaining.

To the first floor there are three well-proportioned bedrooms, with the main bedroom benefitting from en suite facilities, together with an attractive family bathroom.

Externally, the property occupies a lovely corner position with lawned gardens, side access and a double driveway providing off-street parking. To the rear is a sunny enclosed garden incorporating lawn and patio areas. A particular highlight is the summerhouse, now transformed into the Highland Coo garden bar, complete with power, lighting and its own patio area. This fantastic addition is ideal for entertaining but could equally be adapted for other uses depending upon individual requirements.

The property is situated within a popular residential development in Sacriston, conveniently placed for local shops, schools and everyday amenities. Durham City and Chester-le-Street are both within easy reach, while excellent road links via the A691 and nearby A1(M) provide convenient access towards Newcastle, Gateshead and Sunderland.













Entrance Hallway

W.C

Lounge

Kitchen

Garden Room

FIRST FLOOR

Bedroom

EnSuite

Bedroom

Bedroom

Bathroom

EXTERNAL

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AGENT'S NOTES

Council Tax: Durham County Council, Band C

Tenure: Freehold

EPC C

Property Construction – Understood to be of standard construction.

Number & Types of Rooms – Please refer to the details and floorplan. All measurements are provided for guidance only.

Gas Supply – Mains

Electricity Supply – Mains

Water Supply – Mains

Sewerage – Mains

Heating – Gas Central Heating

Estimated Mobile Phone Coverage – Please refer to the Ofcom website: <https://www.ofcom.org.uk>

Estimated Broadband Download Speeds – Please refer to the Ofcom website: <https://www.ofcom.org.uk>

Building Safety – The vendor is not aware of any building safety issues. However, we recommend that the purchaser instructs a chartered surveyor to confirm this.

Restrictions – Any covenants affecting the property are contained within the Land Registry Title Register, which is available for inspection.

Selective Licensing Area – No

Probate – Not applicable

Rights & Easements – None known.

Flood Risk – Please refer to the GOV.UK website: <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – Please refer to the GOV.UK website: <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Protected Trees – None known.

Planning Permission – We are not aware of any planning applications in the immediate area that would materially affect the property.

Accessibility/Adaptations – extended, altered floorplan

Mining Area – Coal Mining Reporting Area. Further searches may be required by your legal representative.

Disclaimer: Our particulars have been prepared in good faith using publicly available information and details provided by the vendor prior to marketing. Verification of this information, together with any additional details relating to Material Information Parts A, B and C, should be obtained from your legal representative or the relevant authorities before making any financial commitment. Robinsons accepts no liability for information that is subsequently amended or for any unintentional errors or omissions.

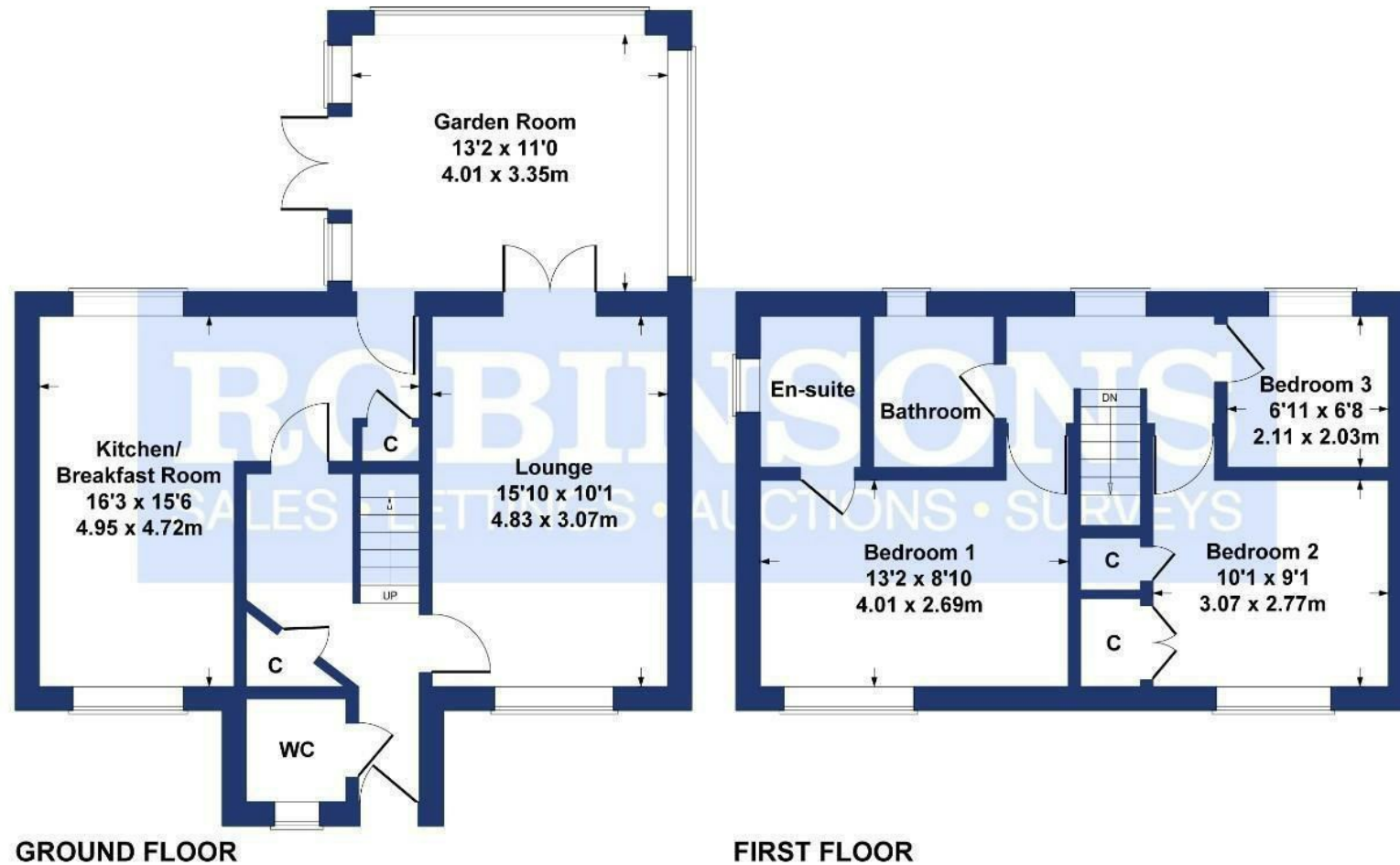
HMRC Compliance: Anti-money laundering regulations require estate agents to carry out identity checks on purchasers once an offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £60 (inc. VAT) per individual purchaser applies for carrying out these checks.



Beechwood

Approximate Gross Internal Area
1048 sq ft - 97 sq m

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		73
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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. 2019

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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