

Hayford Close, Sacriston, DH7 6FR
5 Bed - House - Detached
£300,000

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Hayford Close
Sacriston, DH7 6FR

Tucked away in a cul-de-sac in Sacriston, this substantial family home offers both privacy and practicality, with lovely open views to the front and a rear garden that isn't directly overlooked. With over 7 years remaining on the NHBC guarantee, it's a smart choice for anyone looking for a modern, low-maintenance home in a well-connected location.

Step inside and you're welcomed by a generous hallway with sleek laminate flooring, recessed lighting and an understairs storage cupboard. To the front, the living room is bright and spacious with a large window and spotlights, making it an ideal space for relaxing. To the rear is the heart of the home – a fantastic open plan kitchen and dining area, perfect for family life and entertaining. It features a full range of fitted units, built-in oven and hob, integrated fridge and freezer, and French doors that open out onto the garden, creating a great indoor-outdoor flow in the warmer months. Just off the kitchen is a practical utility room with fitted worktop, plumbing for laundry appliances and a separate rear door, as well as a ground floor WC.

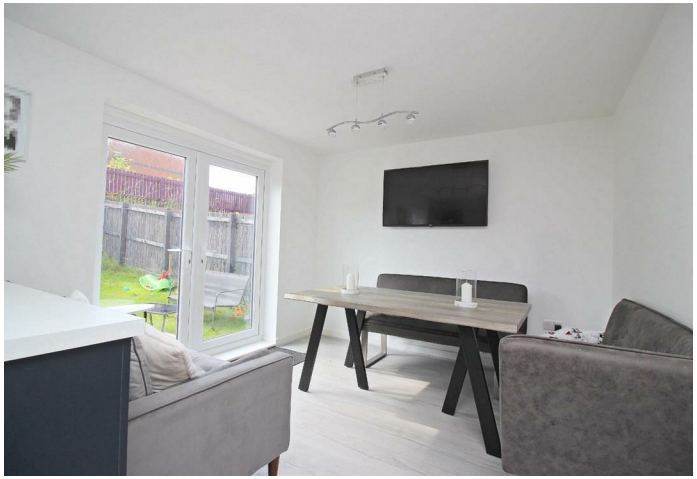
Upstairs, the main bedroom benefits from two built-in wardrobes, an additional storage cupboard, and a private ensuite shower room. There are three further double bedrooms, each with plenty of natural light, plus a fifth bedroom which could also be used as an office or dressing room for those not needing five bedrooms. The family bathroom includes a modern white suite with mains-fed shower over the bath and additional built-in storage.

Externally, the property has a lawned front garden, a double driveway leading to the integral garage with roller door, and an enclosed rear garden with both lawn and patio, offering a safe and private place to enjoy outdoor living.

Sacriston is a popular village just a short drive from both Durham City and Chester le Street, offering a good balance between countryside surroundings and easy access to major road links including the A167 and A691.
















Joie
Get cosy













GROUND FLOOR

Hallway

Living Room
14'7" x 10'7" (4.47 x 3.23)

Kitchen / Dining
20'2" x 10'0" (6.15 x 3.05)

Utility

Downstairs WC

FIRST FLOOR

Landing

Bedroom 1
10'11" x 10'7" (3.33 x 3.23)

En-Suite

Bedroom 2
11'1" x 10'9" (3.40 x 3.28)

Bedroom 3
11'3" x 8'11" (3.43 x 2.74)

Bedroom 4
10'4" x 9'1" (3.15 x 2.77)

Bedroom 5
7'10" x 6'9" (2.41 x 2.08)

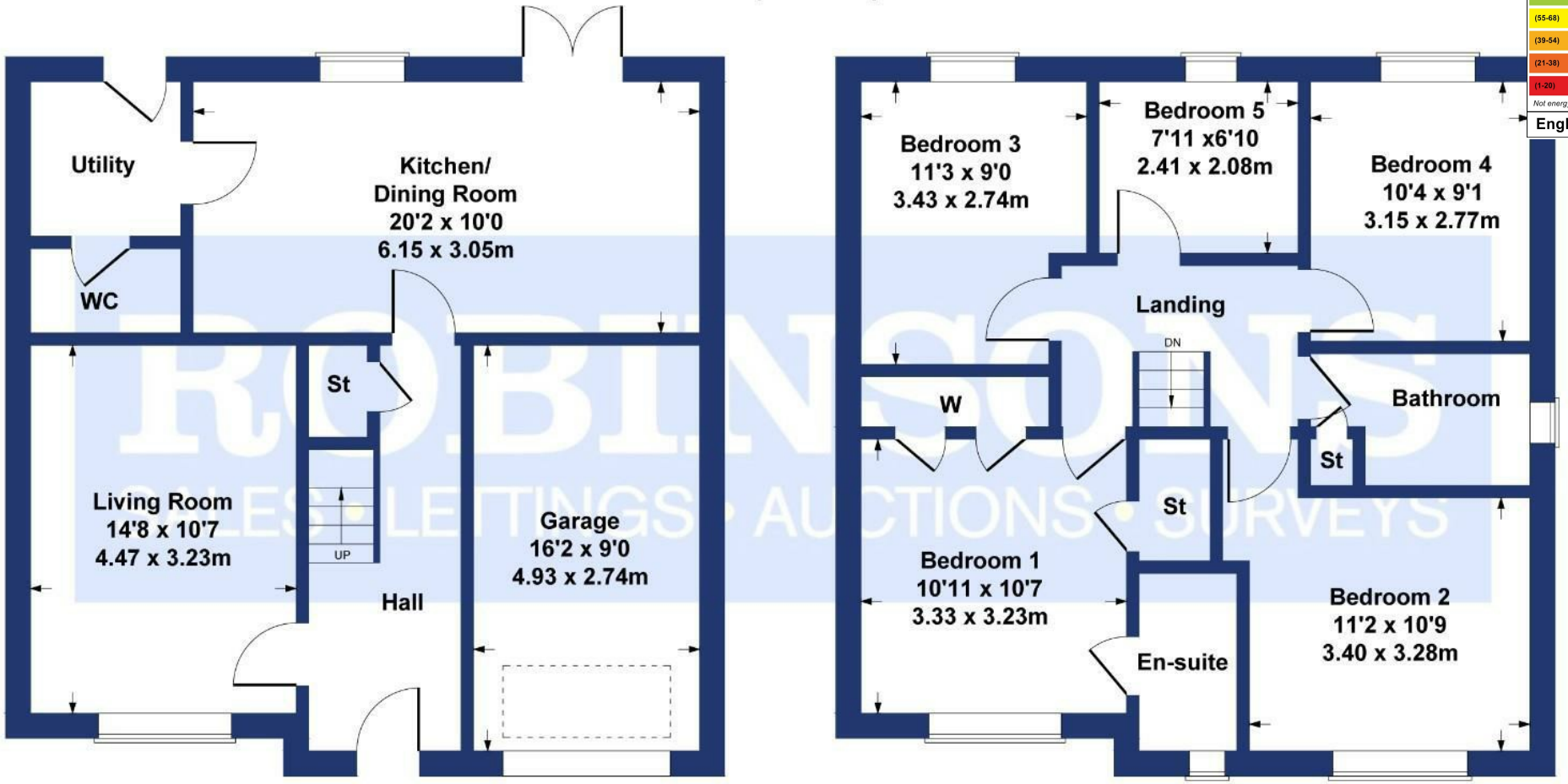
Bathroom

Agent's Notes
Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas Central Heating
Broadband: Basic 9 Mbps, Superfast 47 Mbps, Ultrafast 900 Mbps
Mobile Signal/Coverage: Good/Average
Tenure: Freehold
Council Tax: Durham County Council, Band D - Approx. £2,551 p.a
Energy Rating: B

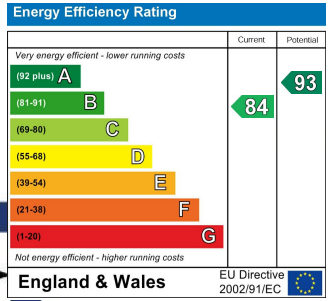
Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.

Hayford Close

Approximate Gross Internal Area
1388 sq ft - 129 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. 2025

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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