



Fordham Drive, Sacriston, DH7 6XD  
3 Bed - House - Detached  
£210,000

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS

## Fordham Drive Sacriston, DH7 6XD

\* ALTERED FLOORPLAN WITH STUNNING NEW KITCHEN AND DINING ROOM \*  
GORGEOUS NEW DOWNSTAIRS WC \* NEW CARPETS (2022) \* EXTENDED \* EXCELLENT  
DEVELOPMENT OF HOUSES\*

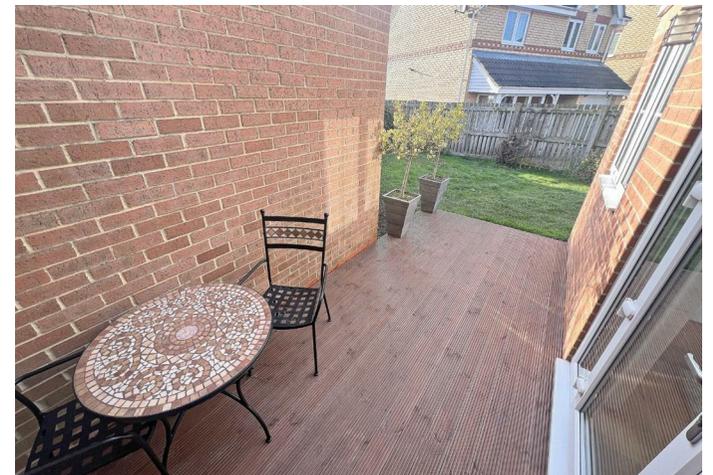
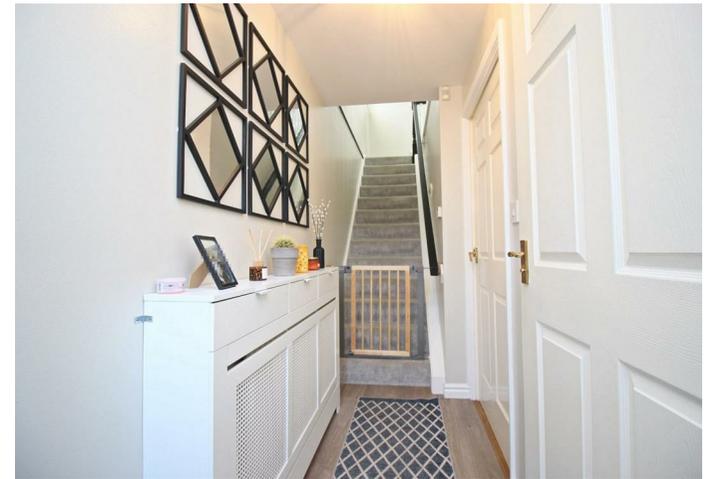
Presented to the market, this well-maintained, extensively improved, and extended three-bedroom detached family home offers comfort and style in a highly sought-after development.

Fordham Drive is ideally located within a modern residential area, close to schools, amenities, and recreational facilities, with convenient access to Durham City and Chester-le-Street.

This property has seen substantial upgrades, including newly fitted carpets (2022) and a reimagined open-plan layout, seamlessly connecting the dining area and a stunning, high-quality refitted kitchen. The sellers have also modernised the downstairs WC and tastefully redecorated, creating a fresh, contemporary feel throughout.

Additional features include uPVC double glazing, gas-fired central heating via a combination boiler, and an impressive extension to the rear, adding a spacious, light-filled sunroom. The kitchen is equipped with integrated appliances, including a fridge/freezer and dishwasher, while the master bedroom benefits from en-suite facilities. Externally, there's a driveway leading to a single garage and an enclosed rear garden, perfect for outdoor relaxation.

An early internal viewing is strongly recommended to appreciate the full extent of the accommodation on offer.













## GROUND FLOOR

### Hallway

### Downstairs WC

### Lounge

14'8" x 13'1" (4.48 x 3.99)

### Kitchen / Dining Room

16'4" x 11'5" (5 x 3.5)

### Sun Room

14'9" x 10'0" (4.52 x 3.05)

## FIRST FLOOR

### Landing

### Bedroom

12'11" x 9'6" (3.96 x 2.90)

### En-Suite

### Bedroom

10'11" x 9'6" (3.33 x 2.92)

### Bedroom

8'11" x 6'7" (2.74 x 2.03)

### Bathroom / WC

### Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 15 Mbps, Superfast 71 Mbps, Full fibre 2,000 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band D - Approx. £2,431 p.a

Energy Rating: D

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. Robnsons cannot accept liability for any information provided.



**Fordham Drive**  
 Approximate Gross Internal Area  
 1044 sq ft - 97 sq m



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. 2024

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(82 plus)	A		
(61-81)	B		
(49-60)	C		
(35-48)	D		
(29-34)	E		
(21-28)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		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.

45 Front Street, Chester Le Street, DH3 3BH  
Tel: 0191 387 3000  
info@robinsonscls.co.uk  
www.robinsonsestateagents.co.uk

