



**St. Marys Drive, West Rainton, DH4 6SP**  
**4 Bed - House - Detached**  
**£315,000**

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



Lovely Position With Large Garden \*\* Well Presented Throughout \*\* Spacious Extended Floor Plan \*\* Double Garage \*\* Upvc Double Glazing & Gas Central Heating \*\* Pleasant Village Location \*\* Good Local Transport Links \*\* Ideal Family Home \*\* Early Viewing Advised \*\*

The floor plan comprises;- entrance porch, hallway, cloak/wc, office/reception, comfortable lounge, lovely open plan breakfasting kitchen and garden room, separate dining room, useful utility room with door to the garage. The first floor has four bedrooms, master en-suite shower room/wc and family bathroom/wc. Outside there are front and rear gardens, with the front having a double driveway for ample parking and leads to the double garage. The rear garden is a good size, enclosed with pleasant patio areas.

There are a range of local shops and amenities available within West Rainton, with a more comprehensive range of shopping and recreational facilities and amenities available within nearby Houghton-le-Spring and Durham City Centre. West Rainton is well placed for commuting purposes as it lies adjacent to the A(690) Durham to Sunderland Highway making it accessible to other regional centres.

## Ground Floor

### Entrance Porch

### Hallway

### Lounge

14'09 x 11'07 (4.50m x 3.53m)

### Dining Room

10'07 x 9'04 (3.23m x 2.84m)

### Office / Reception

8'02 x 10'09 (2.49m x 3.28m)

### Open Plan Breakfasting Kitchen & Garden Room

### Breakfasting Kitchen

15'02 x 9'0 (4.62m x 2.74m)

### Garden Room

12'10 x 9'04 (3.91m x 2.84m)

### Cloak/WC

### Utility Room

8'11 x 5'06 (2.72m x 1.68m)

### Double Garage

17'01 x 16'11 (5.21m x 5.16m)

## First Floor

### Bedroom

11'06 x 13'04 (3.51m x 4.06m)

### En-Suite

5'03 x 4'09 (1.60m x 1.45m)

### Bedroom

11'11 x 9'11 (3.63m x 3.02m)

### Bedroom

11'08 x 8'06 (3.56m x 2.59m)

### Bathroom / WC

6'11 x 6'06

## Tenure - Freehold

## Council Tax Band E - Approx. £2693 PA







# OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

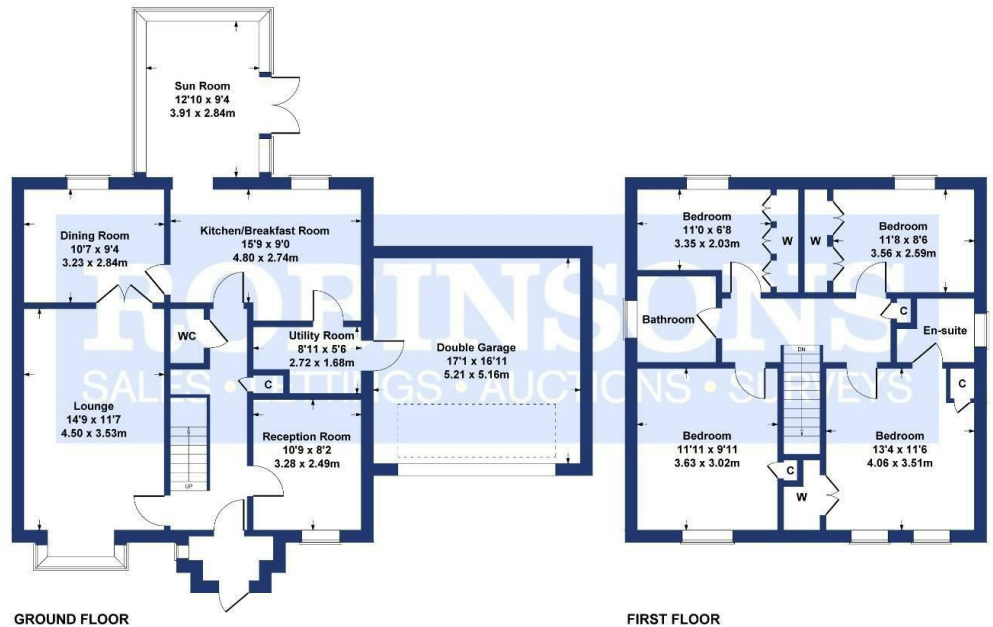
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

St Marys Drive  
Approximate Gross Internal Area  
2036 sq ft - 189 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. 2022

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(91-100)	B		
(81-90)	C		
(69-80)	D		
(55-68)	E		
(41-54)	F		
(21-40)	G		
Not energy efficient - higher running costs			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
(91-100)	B		
(81-90)	C		
(69-80)	D		
(55-68)	E		
(41-54)	F		
(21-40)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			

## DURHAM

1-3 Old Elvet  
DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: [info@robinsonsdurham.co.uk](mailto:info@robinsonsdurham.co.uk)

## DURHAM REGIONAL HEAD OFFICE

19A old Elvet  
DH1 3HL

T: 0191 383 0777

E: [info@robinsonsdurham.co.uk](mailto:info@robinsonsdurham.co.uk)

## CHESTER-LE-STREET

45 Front Street  
DH3 3BH

T: 0191 387 3000

E: [info@robinsonscsls.co.uk](mailto:info@robinsonscsls.co.uk)

## BISHOP AUCKLAND

120 Newgate Street  
DL14 7EH

T: 01388 458111

E: [info@robinsonsbishop.co.uk](mailto:info@robinsonsbishop.co.uk)

## CROOK

Royal Corner  
DL15 9UA

T: 01388 763477

E: [info@robinsonscrook.co.uk](mailto:info@robinsonscrook.co.uk)

## SPENNYMOOR

11 Cheapside  
DH16 6QE

T: 01388 420444

E: [info@robinsonsspennymoor.co.uk](mailto:info@robinsonsspennymoor.co.uk)

## SEDGEFIELD

3 High Street  
TS21 2AU

T: 01740 621777

E: [info@robinsonssedgefield.co.uk](mailto:info@robinsonssedgefield.co.uk)

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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

1 Old Elvet, Durham City, Durham, DH1 3HL | Tel: 0191 386 2777 | [info@robinsonsdurham.co.uk](mailto:info@robinsonsdurham.co.uk)

[www.robinsonsestateagents.co.uk](http://www.robinsonsestateagents.co.uk)