



© Robinsons Estate Agents

Hayford Close, Sacriston, DH7 6FR
5 Bed - House - Detached
O.I.R.O £255,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Hayford Close Sacrison, DH7 6FR

Tucked away within a quiet cul-de-sac in the popular village of Sacrison, this impressive modern family home offers generous living space, privacy, and practicality—ideal for growing families. Enjoying open views to the front and a private rear garden that is not directly overlooked, the property also benefits from over six years remaining on the NHBC guarantee for added peace of mind.

Upon entering, you are welcomed by a spacious hallway with stylish laminate flooring, recessed spotlights, and useful understairs storage. To the front, the bright living room provides a comfortable retreat, enhanced by a large window flooding the space with natural light.

To the rear lies the heart of the home – a superb open-plan kitchen and dining area, designed for modern family living and entertaining. Featuring a range of fitted units integral appliances, and ample dining space, this fantastic area is complemented by French doors opening onto the rear garden. A separate utility room adds practicality with fitted work surfaces, plumbing for laundry appliances, direct garden access, alongside a convenient ground floor WC.

The first floor continues to impress, with a spacious principal bedroom benefitting from two built-in wardrobes, additional storage, and a contemporary ensuite shower room. There are three further double bedrooms, plus a versatile fifth bedroom ideal as a home office, nursery, or dressing room. The modern family bathroom is fitted with a stylish white suite, mains-fed shower over the bath, and built-in storage.

Externally, the property offers a lawned front garden, double driveway leading to an integral garage with roller door, and a fully enclosed rear garden with lawn and patio areas—ideal for families, entertaining, or relaxing.

Sacrison remains a sought-after village location, offering semi-rural surroundings with excellent connectivity, with Durham City, Chester-le-Street, and major road links including the A167 and A691 all within easy reach.





© Robinsons Estate Agents



© Robinsons Estate Agents



© Robinsons Estate Agents



© Robinsons Estate Agents



© Robinsons Estate Agents





Agent Notes

Council Tax: Durham County Council, Band B - Approx. £2622p.a

Tenure: Freehold

Estate Management Charge – TBC

Property Construction – Standard.

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are 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 would recommend that the purchaser engages the services of a chartered surveyor to confirm.

Restrictions – Covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Selective licencing area – No.

Probate – NA

Rights & Easements – None known.

Flood risk – Refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – Refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Protected Trees – None known.

Planning Permission – Nothing in the local area to affect this property that we are aware of.

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

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. 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 before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all selling agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property.

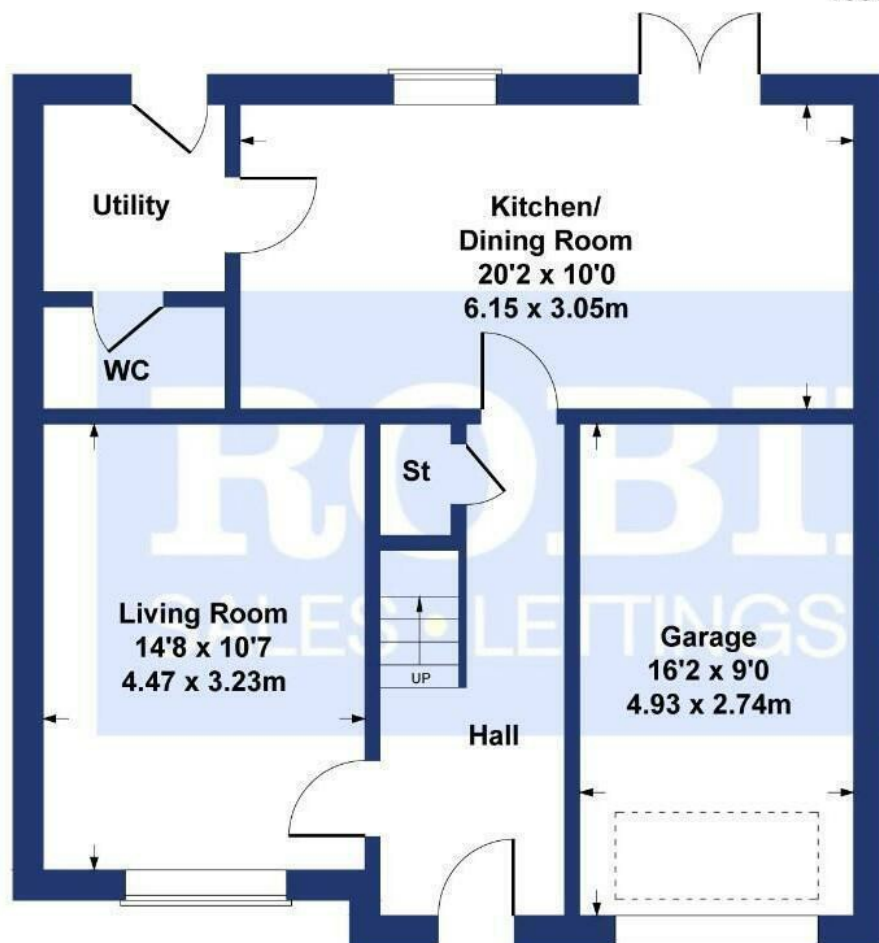
The company we are acting for in the sale of this property advises the cost for these checks via themselves will be £49.00 +VAT and so should an offer be accepted, this charge will payable and taken by phone as part of their purchaser compliance call before a memorandum of sale can be issued.



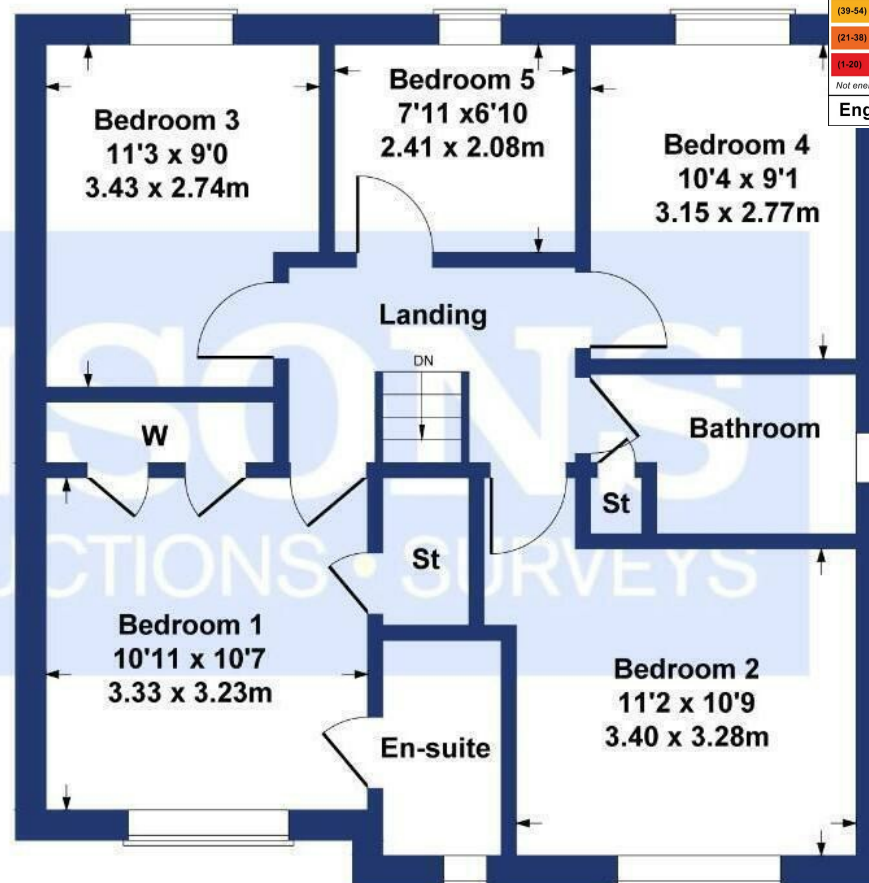
Hayford Close

Approximate Gross Internal Area
1388 sq ft - 129 sq m

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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.



© Robinsons Estate Agents