



St. Marys Drive, DH4 6SP
3 Bed - House - Detached
O.I.R.O £249,995

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St. Marys Drive , DH4 6SP

Must Be Viewed ** Lovely Position With Generous Garden ** Stunning Presentation Throughout
** Spacious Extended Floor Plan ** Glass Conservatory Overlooking Rear Garden ** Garage & Parking ** Upvc Double Glazing & Gas Central Heating ** Pleasant Village Location ** Good Local Transport Links ** Ideal Family Home ** Early Viewing Advised **

The floor plan comprises;- entrance, hallway, comfortable lounge, lovely open plan breakfasting kitchen and dining room, lovely glass conservatory overlooking the rear garden, useful utility room with door to the garden and cloak/wc. The first floor has three good sized bedrooms, master en-suite shower room/wc and a separate family shower room/wc. Outside there are well maintained gardens front and rear, with the front proving ample parking leading to the single garage. The rear garden is of a good size with pleasant patio areas, summer house and offers a degree of privacy.

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.

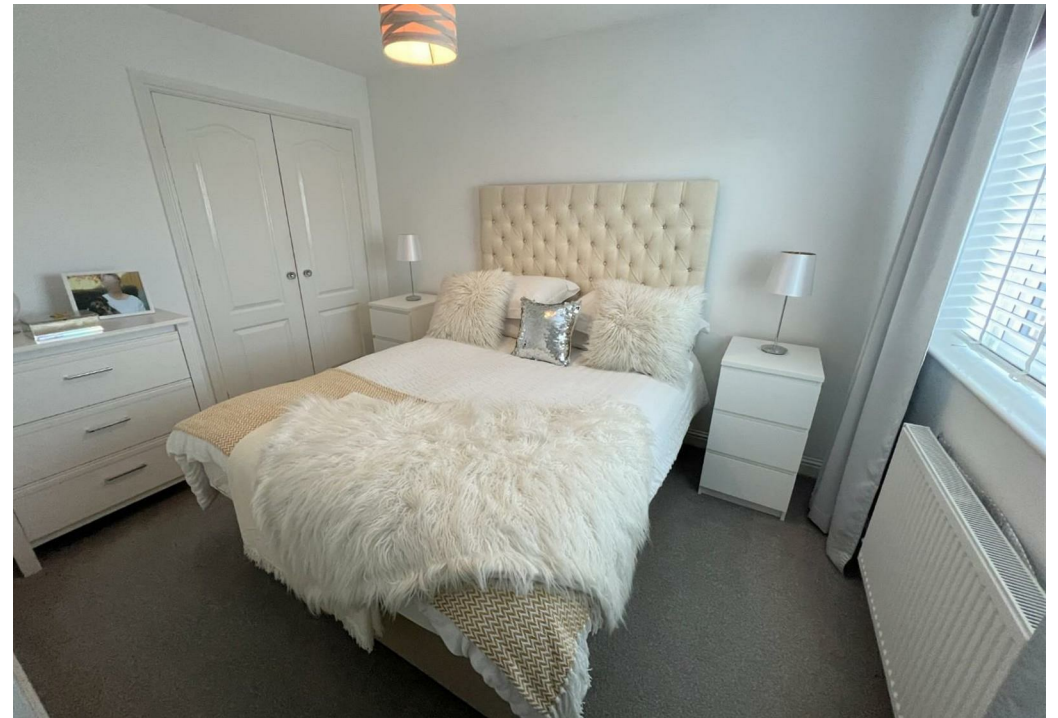
EPC rating C

Council tax band D - approx. £2203pa













GROUND FLOOR

Entrance Hallway

Lounge

16'4" x 11'9" (5.0 x 3.6)

Breakfasting Kitchen Dining Room

18'0" x 8'10" (5.5 x 2.7)

Conservatory

Utility Room

Cloak/WC

FIRST FLOOR

Bedroom

4.2 x 3.5 (1.22m.0.61m x 0.91m.1.52m)

En-Suite

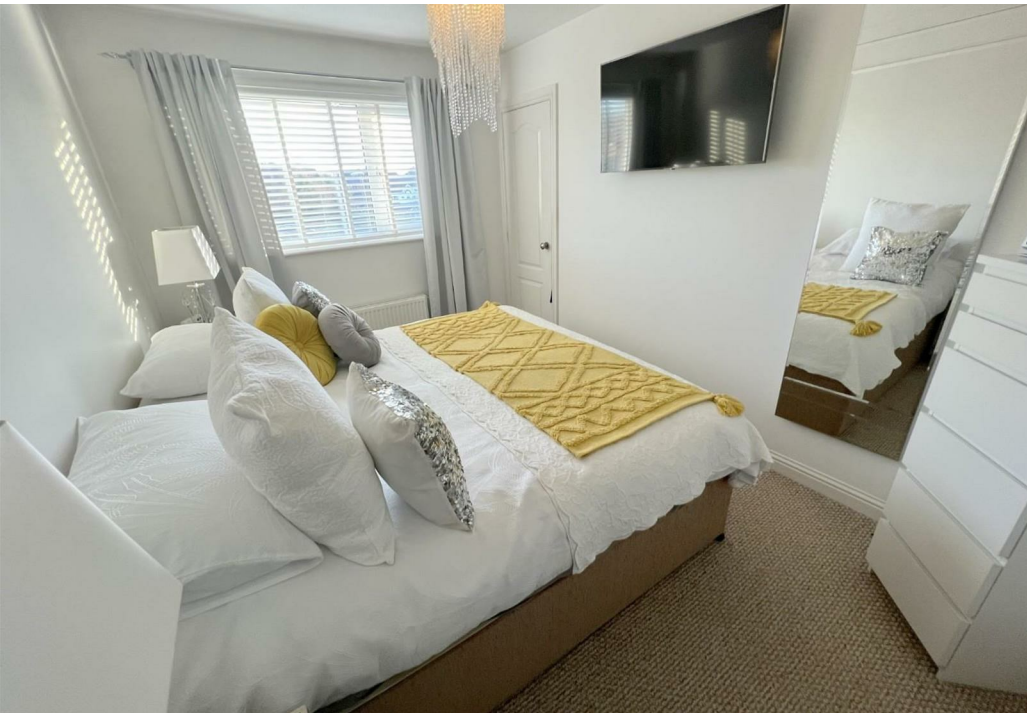
Bedroom

13'5" x 12'9" (4.1 x 3.9)

Bedroom

11'9" x 9'2" (3.6 x 2.8)

Shower Room/WC

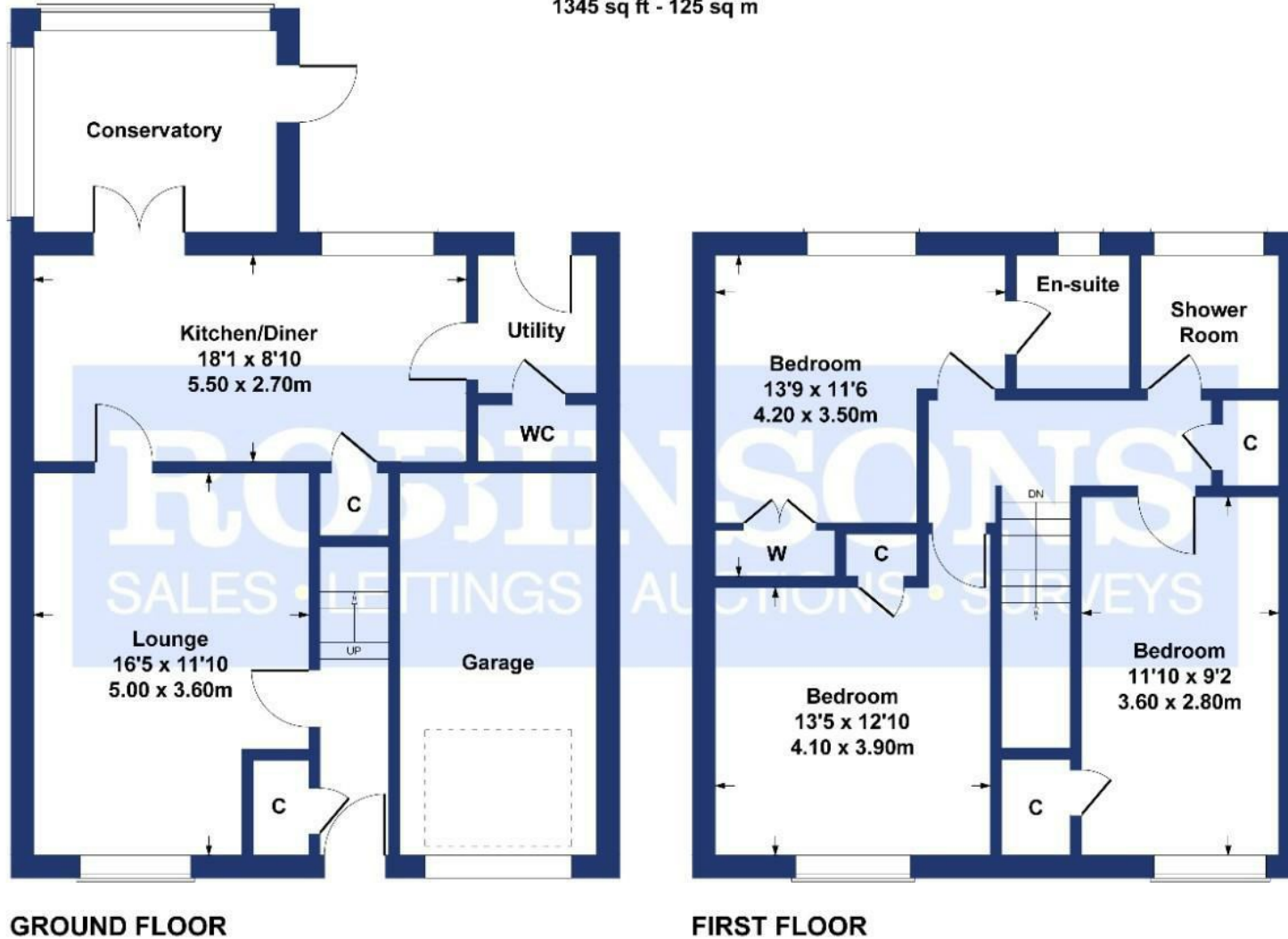




St Mary's Drive

Approximate Gross Internal Area
1345 sq ft - 125 sq m

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		84
(61-81)	B		
(49-60)	C	73	
(35-48)	D		
(23-34)	E		
(13-22)	F		
(1-12)	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. 2022

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



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