



Melgrove Way, Sedgfield

Stockton-On-Tees



In Excess of £260,000



Melgrove Way

Sedgefield, Stockton-On-Tees

Discover this beautifully presented three-bedroom detached family home, ideally situated in the sought-after area of Sedgefield. Perfect for families, this property offers a blend of modern living and convenience, with a fantastic kitchen and potential for further updates.

Step into a spacious and inviting entrance hall that sets the tone for the rest of this lovely home. The expansive living room is perfect for relaxation and family gatherings. The heart of the home features a contemporary kitchen equipped with a stylish range of base and eye-level units, along with integrated appliances. This open-plan space flows seamlessly into the dining area, making it ideal for entertaining. Additional storage and convenience are provided by a separate utility room, and a practical ground floor WC adds to the home's functionality.



The first floor boasts a landing leading to three well-proportioned bedrooms and a family bathroom.

An open-plan front garden, primarily laid to lawn, enhances the property's curb appeal. A block-paved driveway leads to the side of the property, providing access to a single garage. The enclosed rear garden offers a private retreat, predominantly laid to lawn, with the added benefit of a greenhouse—ideal for gardening enthusiasts.

While the property features a stunning, modern kitchen, some areas of the home may benefit from updating, offering the perfect opportunity for buyers to add their personal touch and increase the property's value.

This delightful home combines modern amenities with a welcoming atmosphere, making it a perfect choice for families looking to settle in a vibrant community. Don't miss the opportunity to make this house your new home!

Tenure: Freehold

Council Tax Band: D

Energy performance rating: TBC





GARDEN

Ground Floor

Living Room:

16'7" x 11'2" (5.07m x 3.43m)

Kitchen/Dining Room:

19'11" x 8'3" (6.08m x 2.52m)

Utility Room:

6'8" x 9'3" (2.06m x 2.84m)

WC:

6'2" x 3'6" (1.89m x 1.07m)

First Floor:

Bedroom 1:

12'0" x 8'10" (3.66m x 2.70m)

Bedroom 2:

10'10" x 10'7" (3.32m x 3.25m)

Bedroom 3:

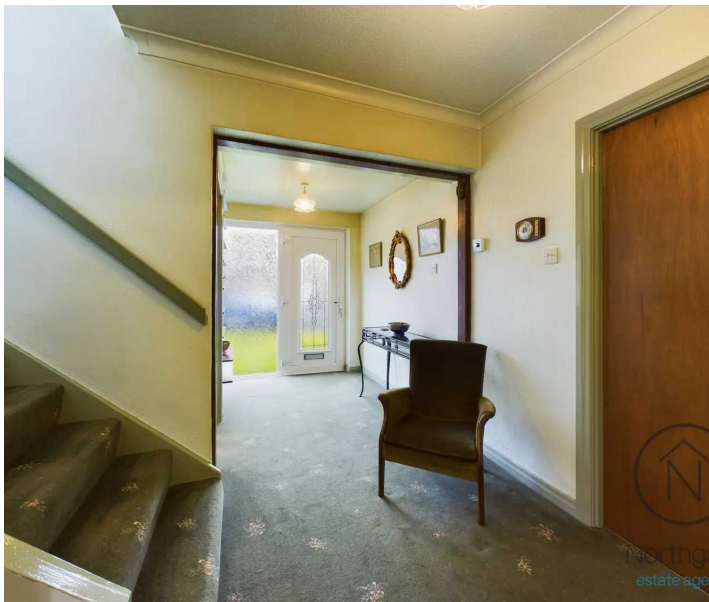
7'5" x 9'2" (2.27m x 2.80m)

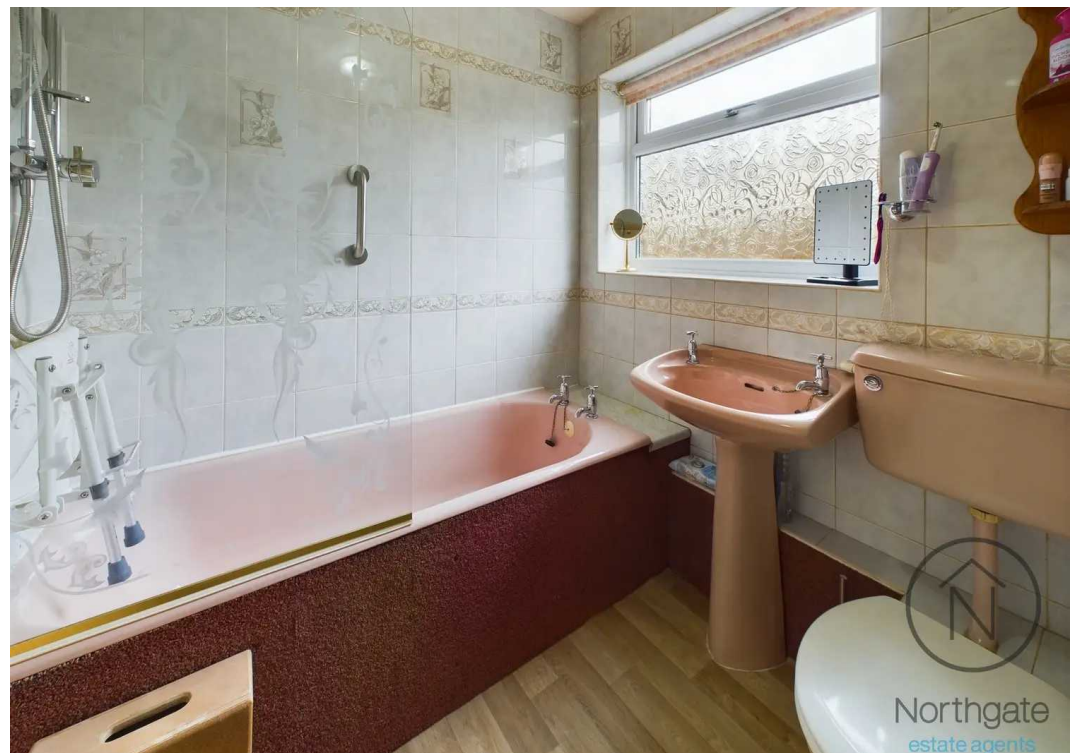
Bathroom:

6'11" x 6'1" (2.13m x 1.87m)

Garage:

20'0" x 8'7" (6.10m x 2.63m)









Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



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Approximate total area⁽¹⁾

1152.76 ft²

107.09 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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