

Saddler Drive, Sedgefield, Stockton-On-Tees, TS21 2BF  
Offers in the region of £355,000





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## Offers in the region of £355,000

### Council Tax Band: E

This home is a generous four-bedroom detached family home located on a sought-after modern development boasts two ensuite bedrooms, plus family bathroom, providing added privacy and comfort for family members or guests. The spacious layout is perfect for family living, allowing for both relaxation and entertaining.

Situated in a lovely location within the development, this property benefits from a peaceful environment while remaining conveniently close to local amenities and transport links. Additionally, the home is still covered by its 10-year NHBC warranty, offering peace of mind for prospective buyers.

This is a fantastic opportunity to secure a modern family home in a desirable area, perfect for those seeking a blend of comfort and convenience.

#### Ground Floor

Entrance hallway, cloak/WC, lounge opening to a dining room, followed by a delightful kitchen breakfast room.

#### First Floor

Landing opening to a family bathroom and four good size bedrooms, two with ensuite shower rooms.

#### Externally

Gardens to both front and rear, driveway and garage.

**\*\* Shared Ownership Opportunity \*\*** Part Buy - Part Rent opportunity at a 'Set price' of £108,900 for 33% ownership. The remaining 67% is available for a monthly rental amount of £661.64, which conveniently includes the lease management fee and buildings insurance.

Disclaimer: This property is part of 'Heylo Shared Ownership Scheme' - terms & conditions apply. It is not

available for purchase for Buy to Let purposes.

#### Please note:

Council tax Band - E

Tenure - Freehold

EPC Rating: B

Total sq ft to be considered guide only.

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#### Disclaimer:

These particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) with the intention of providing a fair and accurate guide to the property. They do not constitute or form part of an offer or contract nor may they be regarded as representations, all interested parties must themselves verify their accuracy. No tests or checks have been carried out in respect of heating, plumbing, electric installations, or any type of appliances which may be included.

#### Principal Elevation

##### Lounge

18'6" x 10'10" (5.64 x 3.31)

##### Separate Dining Room

9'10" x 9'4" (3.02 x 2.86)

##### Kitchen

16'7" x 9'10" (5.08 x 3.02)

##### Ground Floor Cloaks/W.C

##### First Floor Landing

##### Principal Bedroom

15'3" x 10'9" (4.65 x 3.30)

##### En-Suite

6'8" x 6'0" (2.05 x 1.83)

##### Second Bedroom

13'4" x 12'11" (4.07 x 3.94)

##### En-Suite

8'3" x 5'9" (2.53 x 1.76)

##### Third Bedroom

10'0" x 8'11" (3.05 x 2.73)

##### Fourth Bedroom

10'3" x 8'3" (3.14 x 2.54)

##### Family Bathroom

7'4" x 6'4" (2.25 x 1.94)

##### Garage

16'0" x 8'2" (4.90 x 2.50)

##### Rear Garden

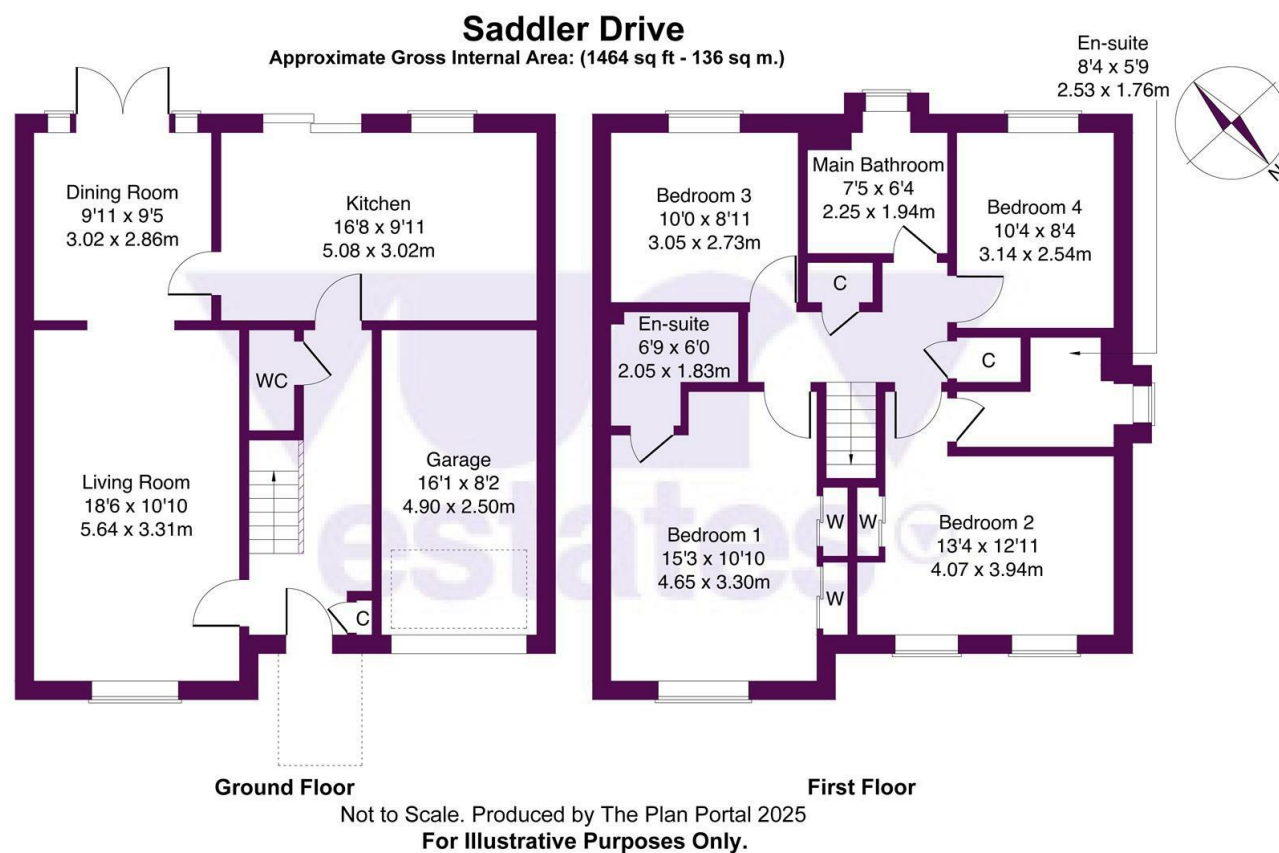








65 Duke Street  
Darlington  
County Durham  
DL3 7SD  
01325 804850  
sales@vurvstates.co.uk  
<https://www.vurv.online/>



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC