



Lorimer Close, Sedgefield Stockton-On-Tees TS21 2BP

welcome to

Lorimer Close, Sedgefield Stockton-On-Tees

This stunning four-bedroom detached home in Sedgefield is perfect for a growing family, offering luxury living just moments from local amenities and transport links. Viewings are highly recommended.

Main Hallway

Composite double glazed door to front, LVT flooring, stairs to first floor, storage cupboard housing fuse box, radiator

Downstairs Wc

Low level WC, wall mounted radiator, pedestal mounted hand wash basin with mixer tap, extractor fan, LVT flooring

Reception Room

10' 10" x 18' 3" (3.30m x 5.56m)
UPVC double glazed window to front, 2 radiators, wall mounted electric fire, single glazed wooden french doors to rear opening onto dining room

Kitchen

10' 5" x 16' 5" (3.17m x 5.00m)
UPVC double glazed french doors to rear, UPVC double glazed window to rear, high gloss wall and base units with contrasting laminate working surfaces, half tiled walls, splash back, 1 1/2 stainless steel sink with drainer and mixer tap, integrated gas hob, integrated electric oven, stainless steel extract canopy, recess for single door fridge freezer, integrated dishwasher, integrated washing machine, LVT flooring, radiator

Dining Room

9' 8" x 10' 10" (2.95m x 3.30m)
UPVC double glazed window to rear with UPVC double glazed end panels, LVT flooring, radiator

Landing

Storage cupboard that's currently used as an airing cupboard, storage cupboard currently housing dryer, loft hatch access, radiator

Bedroom 1

15' 2" x 11' 2" (4.62m x 3.40m)
UPVC double glazed window to front, radiator, 2 sets of high gloss double door wardrobes, access to en suite

En Suite

Low level WC, double walk-in shower with bi-fold doors and wall integrated mixer shower controls, floor to ceiling wall tiles, pedestal mounted hand wash basin with mixer tap, UPVC double glazed window to side, radiator

Bedroom 2

12' 8" max x 13' 8" max (3.86m max x 4.17m max)
2 UPVC double glazed windows to front, radiator, access to en suite

En Suite

Radiator, pedestal mounted hand wash basin with mixer tap, low level WC, double walk-in shower with bi-fold doors with wall integrated mixer shower controls and wall to ceiling wall tiles, half tiled walls, UPVC double glazed window to side, extractor fan

Bedroom 3

8' 10" x 10' 3" (2.69m x 3.12m)
UPVC double glazed window to rear, radiator

Bedroom 4

10' 4" x 8' 2" (3.15m x 2.49m)
UPVC double glazed window to rear, radiator

Bathroom

Low level WC, pedestal mounted hand wash basin with mixer tap, panel bath with individual taps, floor to ceiling wall tiles, shower with wall integrated mixer shower controls, radiator, extractor fan, UPVC double glazed window to rear





Front Garden

Off-street parking via driveway with space for two cars, laid to lawn area, hedgerows

Rear Garden

West facing garden with grass and paved seating area with Indian sandstone, paved footpath leading to garden room with lighting and power, covered seating area, hot tub, laid to lawn areas, raised borders, gated access to front of property

Garage

Up and over door, lighting, power



view this property online mannersandharrison.co.uk/Property/STO113126



welcome to

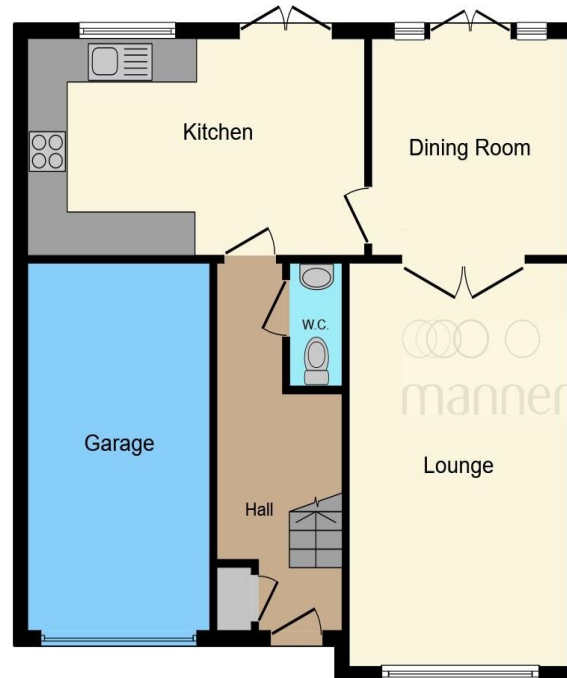
Lorimer Close, Sedgfield Stockton-On- Tees

- 2 ENSUITE BEDROOMS
- WEST FACING LANDSCAPED GARDENS
- LARGE REAR GARDEN WITH SUMMER HOUSE AND HOT TUB
- 5 MINUTE WALK TO SHOPS AND RESTAURANTS
- HIGH SPEC AND UPGRADES

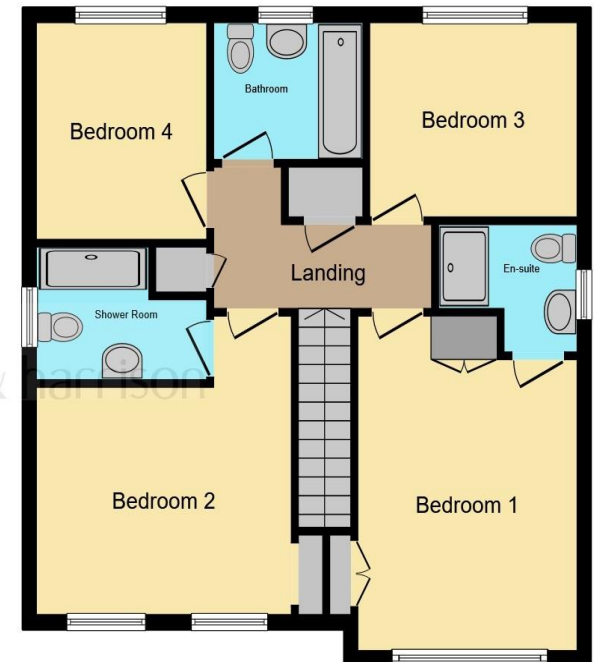
Tenure: Freehold EPC Rating: B

Council Tax Band: E

£395 000



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

view this property online mannersandharrison.co.uk/Property/STO113126



Property Ref:
STO113126 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Manners & Harrison is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells

manners & harrison



01642 606161



Stockton@mannersandharrison.co.uk



23 High Street, STOCKTON-ON-TEES,
Cleveland, TS18 1SP



mannersandharrison.co.uk