



Lorimer Close, Sedgfield, TS21 2BP
4 Bed - House - Detached
£365,000

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Constructed by Taylor Wimpey; it is with pleasure that we offer to the market this beautiful 'Haddenham' style four bedroom detached family home situated pleasantly within this highly sought after development of executive properties on Lorimer Close, Sedgefield. This stunning home is finished off to a high standard & boasts light, spacious rooms throughout. Having spectacular access to all of the local amenities that Sedgefield itself has to offer; this deceptively spacious property is also within commuting distance to all major road links & bus routes leading into Durham, Teeside & Newcastle & benefits further from gas central heating & double glazing. This tastefully decorated home would be the perfect purchase for buyers seeking that 'move-in ready residence' which offers more than ample space (1442 sq ft approximately) for the larger family & briefly comprises: welcoming entrance hallway with stairs to the first floor & ground floor cloaks/wc, an attractive lounge with bay window to front elevation, lovely excellent sized kitchen/dining area (measuring 20ft approximately) with a range of fitted wall & base units, integrated appliances & French doors to rear elevation & a useful, separate utility room. The first floor landing boasts four double bedrooms (two of the bedrooms having their own en-suite facilities) & a family bathroom with modern three piece bathroom. Externally, this lovely home enjoys a superb sized, enclosed garden to the rear with paved patio & lawned areas; whilst to the front, the driveway with ample vehicle parking leads to an integrated single garage. Only via thorough internal inspection can the style, standard, quality, layout & size of this stunning, executive dwelling be fully appreciated.

EPC Rating: B
Council Tax Band: E
Tenure: Freehold

ENTRANCE HALLWAY

GROUND FLOOR CLOAKS / WC

LOUNGE

19'10 x 11'2 (6.05m x 3.40m)

KITCHEN / DINING AREA

20'7 x 11'7 (6.27m x 3.53m)

UTILITY ROOM

10'8 x 5'7 (3.25m x 1.70m)

FIRST FLOOR LANDING

MASTER BEDROOM

13'0 x 13'0 (3.96m x 3.96m)

EN-SUITE SHOWER ROOM

6'6 x 5'8 (1.98m x 1.73m)

BEDROOM TWO

13'3 x 12'6 (4.04m x 3.81m)

EN-SUITE SHOWER ROOM

7'3 x 4'6 (2.21m x 1.37m)

BEDROOM THREE

10'8 x 10'6 (3.25m x 3.20m)

BEDROOM FOUR

10'6 x 9'1 (3.20m x 2.77m)

FAMILY BATHROOM

9'4 x 6'3 (2.84m x 1.91m)

EXTERNALLY

SINGLE GARAGE

17'6 x 7'11 (5.33m x 2.41m)



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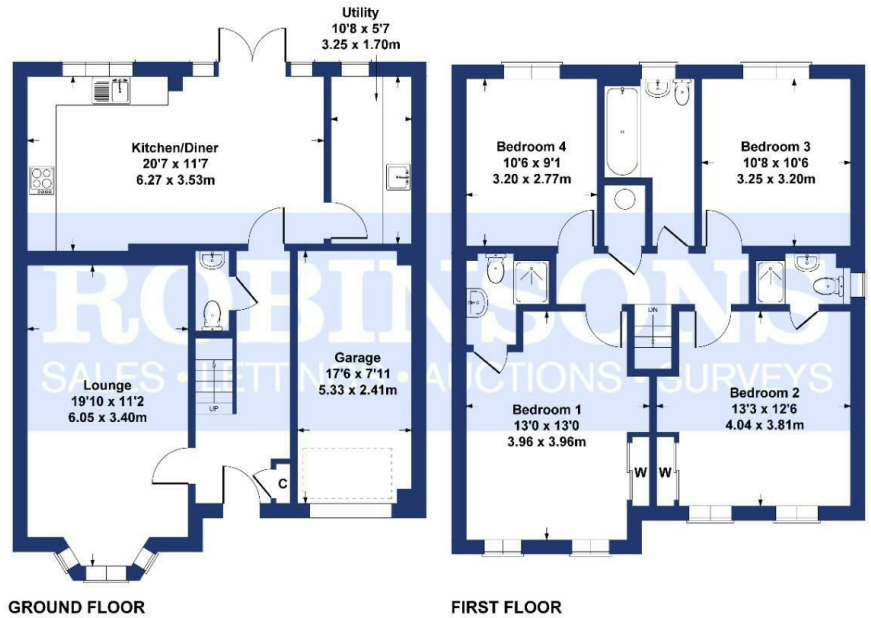
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Lorimer Close, Sedgefield, TS21 2BP

Approximate Gross Internal Area
1639 sq ft - 152 sq m



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. 2023

Energy Efficiency Rating	
Current	Potential
85	94

Ways energy efficient - lower running costs

Ways environmentally friendly - lower CO2 emissions

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential

Ways energy efficient - lower running costs

Ways environmentally friendly - lower CO2 emissions

England & Wales EU Directive 2002/91/EC

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