



Wallington Drive, Sedgfield, TS21 2HZ  
3 Bed - House - Link Detached  
£249,950

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Positioned beautifully within the heart of Sedgefield; it is with pleasure that we offer to the market this exceptionally well presented three bedroom link-detached house on Wallington Drive. Occupying an impressive corner plot, the property has easy access to all of the local amenities offered in & around the village itself & is within excellent commuting distance to all major road links leading to Durham City, Darlington & Teeside; the property also benefits from gas central heating & double glazing throughout. An ideal opportunity for the family to acquire this tastefully decorated home which is the perfect purchase for clients seeking that 'move-in ready' property. In brief, the property comprises: Welcoming entrance hallway with stairs to the first floor, spacious lounge with window to front elevation, a stunning open-plan kitchen/dining area with a range of fitted wall & base units & further access through to a separate utility room & a lovely conservatory (measuring 10ft approximately). The first floor landing boasts three bedrooms & an impressive family bathroom with modern three piece suite. Externally, the home enjoys a good sized, South-facing garden to the rear which is largely laid to lawn with a paved patio area in addition. The rear is open aspect & boasts a further lawned area, spacious driveway & an integrated single garage. We thoroughly recommend full internal inspection in order to fully appreciate the style, standard, layout, quality & size of this remarkable home for sale.

EPC Rating: TBC  
Council Tax Band: C

#### **ENTRANCE HALLWAY**

#### **LOUNGE**

13'2 x 11'10 (4.01m x 3.61m)

#### **KITCHEN / DINING AREA**

17'11 x 7'10 (5.46m x 2.39m)

#### **CONSERVATORY**

10'4 x 9'11 (3.15m x 3.02m)

#### **UTILITY ROOM**

7'3 x 5'8 (2.21m x 1.73m)

#### **FIRST FLOOR LANDING**

#### **MASTER BEDROOM**

10'1 x 9'1 (3.07m x 2.77m)

#### **BEDROOM TWO**

9'8 x 9'0 (2.95m x 2.74m)

#### **BEDROOM THREE**

8'2 x 7'10 (2.49m x 2.39m)

#### **BATHROOM**

8'1 x 5'0 (2.46m x 1.52m)

#### **EXTERNALLY**

#### **SINGLE GARAGE**



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## Wallington Drive TS21 2A2

Approximate Gross Internal Area  
1055 sq ft - 98 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. 2019

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
B			
C			
D			
E			
F			
G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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