

Farrier Close, Sedgfield, TS21 2JP  
4 Bed - House - Detached  
£389,995

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Constructed by Storey Homes in 2019; we are delighted to offer for sale this stunning 'Boston' style four bedroom detached family residence situated pleasantly within this highly sought after development of executive properties on Farrier Close, Sedgefield. This beautiful home is presented to a 'showroom' standard & boasts well proportioned rooms throughout. Having access to all of the local amenities offered within the village itself; 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 immaculate property would be the ideal purchase for buyers seeking that 'move-in ready residence' which offers more than ample space for the family & briefly comprises: welcoming entrance hallway with stairs to the first floor & ground floor cloaks/wc, a lovely lounge with window to front elevation, tremendous sized kitchen/dining area (measuring 22ft approximately) with a range of fitted wall & base units, integrated appliances & bi-fold doors to rear elevation & a separate utility room with access to rear & the single garage. The first floor landing boasts four double bedrooms; the master bedroom (measuring 15ft approximately) having fitted wardrobes & access to an en-suite shower room & a beautiful family bathroom with modern four piece suite. Externally, this lovely home enjoys a superb sized, enclosed, South-East facing garden to the rear which is largely laid to lawn, whilst to the front, the excellent sized driveway provides ample vehicle parking & leads to a single garage. Only via thorough internal inspection can the quality, standard, style, layout & size of this stunning, executive dwelling be fully appreciated.

EPC Rating: B  
Council Tax Band: E

#### **ENTRANCE HALLWAY**

#### **GROUND FLOOR CLOAKS / WC**

**LOUNGE**  
19'1 x 10'11 (5.82m x 3.33m)

**KITCHEN / DINING AREA**  
21'7 x 10'6 (6.58m x 3.20m)

**UTILITY ROOM**  
10'7 x 5'4 (3.23m x 1.63m)

#### **FIRST FLOOR LANDING**

**MASTER BEDROOM**  
15'8 x 11'0 (4.78m x 3.35m)

**EN-SUITE SHOWER ROOM**  
7'2 x 6'0 (2.18m x 1.83m)

**BEDROOM TWO**  
12'6 x 8'3 (3.81m x 2.51m)

**BEDROOM THREE**  
11'10 x 11'0 (3.61m x 3.35m)

**BEDROOM FOUR**  
12'2 x 7'7 (3.71m x 2.31m)

**FAMILY BATHROOM**  
8'10 x 6'11 (2.69m x 2.11m)

#### **EXTERNALLY**

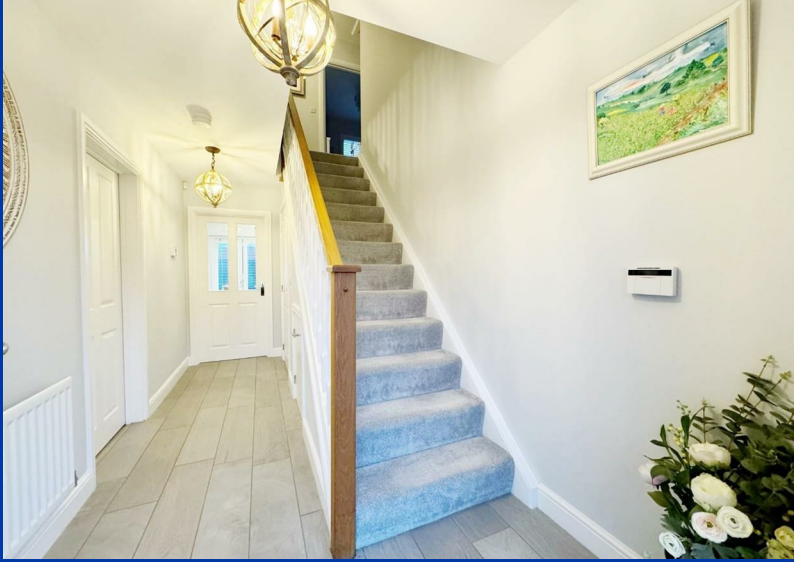
**SINGLE GARAGE**  
17'5 x 7'9 (5.31m x 2.36m)

#### **AGENTS NOTES**

Electricity Supply: Mains  
Water Supply: Mains  
Sewerage: Mains  
Heating: Gas  
Broadband: Ultra-fast 1000 Mbps\*  
Mobile Signal/Coverage: Good to Average  
Tenure: Freehold  
Council Tax: Durham County Council, Band E - Approx. £2942.01  
p.a  
Energy Rating: B

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.







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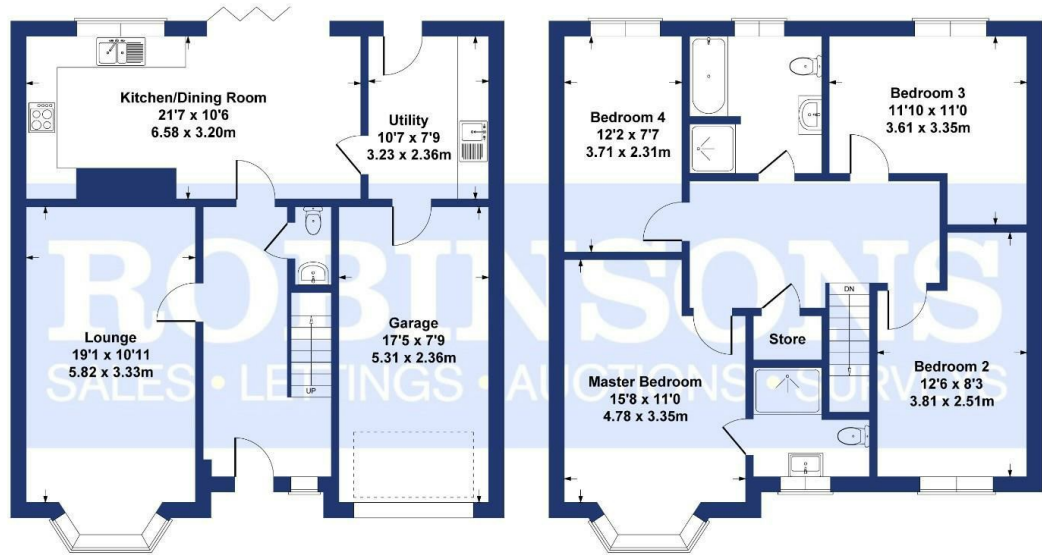
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## Farrier Close, Sedgefield, TS21 2JP

Approximate Gross Internal Area  
1772 sq ft -165 sq m



GROUND FLOOR

FIRST FLOOR

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. 2024

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
84	93		

Energy Efficiency Rating: A (84-92), B (79-83), C (69-78), D (54-68), E (39-53), F (21-38), G (1-20).  
Environmental Impact (CO<sub>2</sub>) Rating: A (19-41), B (42-61), C (62-81), D (82-101), E (102-121), F (122-141), G (142-161).

### DURHAM

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