



Lorimer Close, Sedgfield, TS21 2BP  
4 Bed - House - Detached  
£340,000

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Constructed by Taylor Wimpey in 2019; it is with pleasure that we offer to the market this spectacular, four bedroom detached family home situated beautifully on Lorimer Close, within the desirable location of Sedgefield. 'The Eynsham' offers ample accommodation for the modern family & is the ideal purchase for those seeking that 'move-in ready' home. Flooded with natural light throughout, this stylish residence has good access links to all major road networks, is within walking distance to all of the immediate amenities that the popular village of Sedgefield has to offer & benefits further from gas central heating via a combi boiler & double glazing throughout. The property itself briefly comprises: Welcoming entrance hallway with stairs to first floor & internal access through to the garage, ground floor cloaks/wc, spacious lounge with window to front elevation, a spectacular breakfasting kitchen with a range of modern units & integrated appliances & access through to a separate dining room. The first floor landing boasts four good sized bedrooms (three of which host their own en-suite shower rooms) & a beautiful family bathroom with white three piece suite. Externally, there is a tremendous sized, enclosed North-East facing garden to the rear which is largely laid to lawn & enjoys a feature patio area in addition. To the front, this well proportioned home provides ample driveway parking & leads to an excellent sized single garage. This is the perfect opportunity for a family seeking space & we highly encourage thorough internal inspection in order to fully appreciate the standard, style, size & layout of this tremendous home for sale.

EPC Rating: B  
Council Tax Band: E

#### **ENTRANCE HALLWAY**

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

**LOUNGE**  
18'3 x 10'10 (5.56m x 3.30m)

**BREAKFASTING KITCHEN**  
16'8 x 10'5 (5.08m x 3.18m)

**DINING ROOM**  
9'8 x 9'8 (2.95m x 2.95m)

#### **FIRST FLOOR LANDING**

**MASTER BEDROOM**  
15'7 x 12'10 (4.75m x 3.91m)

#### **EN-SUITE SHOWER ROOM**

**BEDROOM TWO**  
13'7 x 13'6 (4.14m x 4.11m)

#### **EN-SUITE SHOWER ROOM**

**BEDROOM THREE**  
10'3 x 8'5 (3.12m x 2.57m)

**BEDROOM FOUR**  
10'4 x 8'10 (3.15m x 2.69m)

**FAMILY BATHROOM**  
7'5 x 6'1 (2.26m x 1.85m)

#### **EXTERNALLY**

**SINGLE GARAGE**  
15'7 x 8'3 (4.75m x 2.51m)

#### **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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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		Current	Potential
Very energy efficient - lower running costs	A	85	94
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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