



Eastwell Close, Sedgfield, TS21 3BL
4 Bed - House - Detached
Offers Around £365,000

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Nestled within the heart of Sedgefield; we are delighted to offer to the market with no onward chain, this stunning, extended detached family residence with four bedrooms on Eastwell Close. This exceptionally well maintained property has been a loving family home for many years & offers more than ample space for the growing family. Having easy access to all of the local amenities the desirable village of Sedgefield itself has to offer & 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. In brief, this deceptively spacious property comprises: Welcoming entrance hallway with stairs to the first floor, an impressive lounge (measuring 17ft approximately) with window to front & side elevations with access through to a lovely family room, spacious kitchen/dining area with a range of fitted wall & base units & patio door access to rear, utility room & useful ground floor cloaks/wc. The first floor landing boasts four bedrooms (the master bedroom having fitted wardrobes & an en-suite shower room) & an additional shower room. Externally, this lovely home enjoys a good sized, enclosed South-facing garden to the rear with lawn & patio areas whilst to the front, there is a block paved driveway with ample vehicle parking & further access to a double garage (measuring 17ft x 15ft approximately). Only via thorough internal inspection can the style, space, quality & layout of this well proportioned property be fully appreciated.

EPC Rating: D
Council Tax Band: E

ENTRANCE HALLWAY

LOUNGE

17'8 x 11'6 (5.38m x 3.51m)

FAMILY ROOM

15'4 x 8'8 (4.67m x 2.64m)

KITCHEN / DINING ROOM

17'9 x 12'0 (5.41m x 3.66m)

UTILITY ROOM

11'9 x 7'3 (3.58m x 2.21m)

GROUND FLOOR WC

FIRST FLOOR LANDING

MASTER BEDROOM

16'6 x 11'2 (5.03m x 3.40m)

EN-SUITE SHOWER ROOM

8'9 x 5'0 (2.67m x 1.52m)

BEDROOM TWO

11'8 x 9'5 (3.56m x 2.87m)

BEDROOM THREE

8'1 x 7'8 (2.46m x 2.34m)

BEDROOM FOUR

8'3 x 8'2 (2.51m x 2.49m)

SHOWER ROOM

6'11 x 6'5 (2.11m x 1.96m)

EXTERNALLY

DOUBLE GARAGE

17'9 x 15'2 (5.41m x 4.62m)

AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Super-fast 80Mbps*

Mobile Signal/Coverage: Good to Average

Tenure: Freehold

Council Tax: Durham County Council, Band E - Approx.

£2942.01

p.a

Energy Rating: D

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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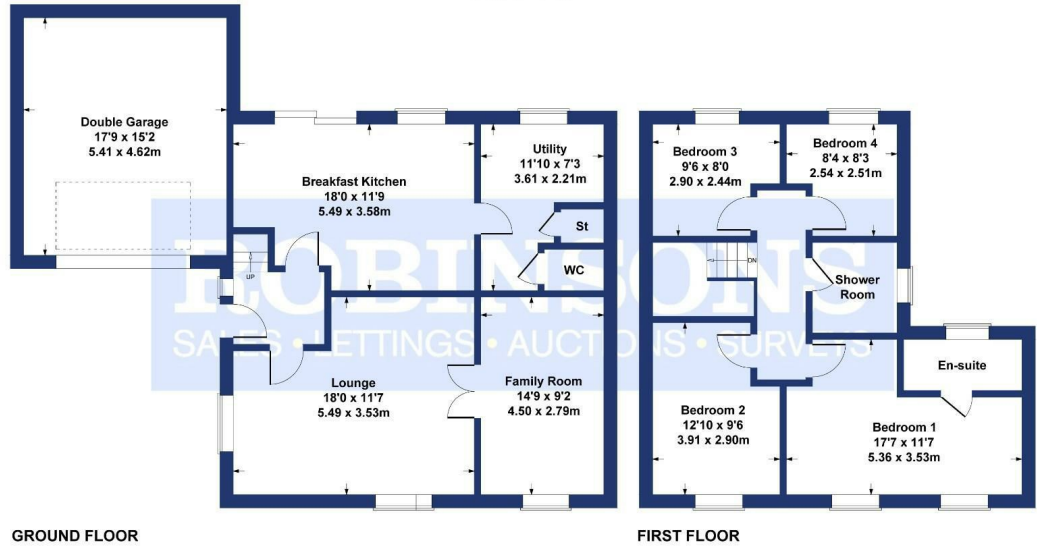
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Eastwell Close, Sedgefield, TS21 3BL

Approximate Gross Internal Area
1653 sq ft - 154 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		Current	Potential
Very energy efficient - lower running costs	A		
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
England & Wales		68	81

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
B			
C			
D			
E			
F			
G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			

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