



Beaumont Court, Sedgfield, TS21 3AJ
2 Bed - Bungalow - Semi Detached
£185,000

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An absolute credit to its current owners; we are delighted to offer to the market this exceptionally well presented semi detached bungalow with two bedrooms positioned beautifully overlooking the green, within the highly sought after location of Beaumont Court, Sedgefield. This tastefully decorated residence has been incredibly well cared for & is the ideal purchase for clients seeking that 'move-in ready' home. Having easy access to all of the local amenities offered in & around Sedgefield itself & within excellent commuting distance to all major road links & bus routes, this well positioned property also benefits from double glazing & gas central heating via a 2022 re-fitted combi boiler. In brief, the property comprises: welcoming entrance hallway, a beautiful lounge (measuring 13ft approximately) with window to front elevation, kitchen/dining area with a range of fitted wall & base units & further access into a separate utility room which gives access to rear, two double bedrooms & a stunning family bathroom with modern three piece suite. Externally, the home enjoys a fully enclosed, low-maintained garden to the rear which gives access to a larger than average driveway & a single garage (measuring 16ft approximately), whilst the front is also a low maintained, open aspect area. There is also an additional patio area to the side. We thoroughly recommend full internal inspection in order to fully appreciate the style, standard, layout & quality of this stunning home for sale.

EPC Rating: C
Council Tax Band: B
FREEHOLD

ENTRANCE HALLWAY

LOUNGE

13'8 x 10'8 (4.17m x 3.25m)

KITCHEN

10'8 x 8'7 (3.25m x 2.62m)

UTILITY ROOM

9'0 x 6'0 (2.74m x 1.83m)

MASTER BEDROOM

11'9 x 11'8 (3.58m x 3.56m)

BEDROOM TWO

11'1 x 8'1 (3.38m x 2.46m)

BATHROOM

7'5 x 5'2 (2.26m x 1.57m)

EXTERNALLY

SINGLE GARAGE

17'0 x 8'5 (5.18m x 2.57m)



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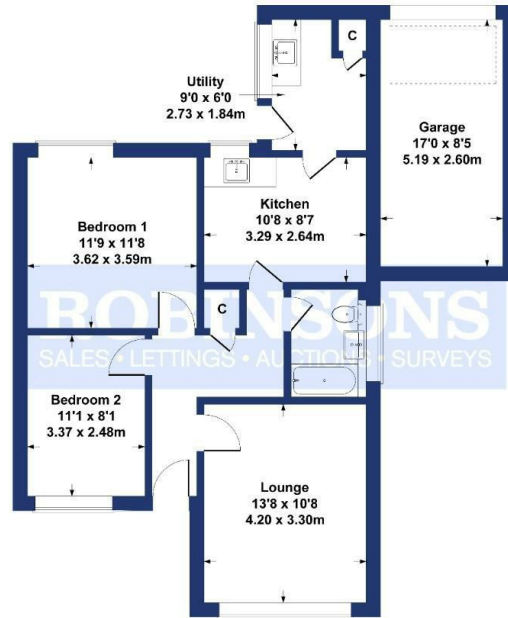
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Beaumont Court, Sedgefield, TS21 3AG

Approximate Gross Internal Area
848 sq ft - 79 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
Very energy efficient - lower running costs	A		
(92-101)	B		
(81-91)	C		
(69-80)	D		
(55-68)	E		
(39-54)	F		
(21-38)	G		
Not energy efficient - higher running costs			
		70	88
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(12-14)	B		
(15-17)	C		
(18-20)	D		
(21-23)	E		
(24-26)	F		
(27-29)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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