



Maple Grove, Sedgfield, TS21 3DH  
3 Bed - House - Semi-Detached  
£147,000

**ROBINSONS**  
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Robinsons are delighted to offer for sale this well presented and well-proportioned three bed semi-detached house situated in a sought-after location in the ever popular Village of Sedgefield. The property has been recently decorated throughout to include: uPVC double glazed windows throughout, composite front and rear doors, new carpets to bedrooms, landing and stairs, new integrated hob and oven and new vanity unit including wash basin and WC to bathroom. In brief the accommodation comprises Lounge/Dining Room and fitted Kitchen to the ground floor whilst to the first floor there are three decent sized bedrooms and modern family bathroom. Externally, to the front of the property there is a lawned garden with block paved driveway which extends down too the side of the building to the rear garden which is a good size, fence enclosed and laid to lawn with large patio area.

The property is located in a pleasant, popular and well established residential area of Sedgefield within reach of the Village Centre and a comprehensive range of local amenities including independent shops, and supermarkets, quality Restaurants and Public Houses, leisure facilities, health and other services.

The property lies in easy reach of Sedgefield Primary School, Sedgefield Hardwick Primary School and Sedgefield Community College all of which have excellent reputations in the local area. Nearby there are variety of Conservation Areas in Sedgefield itself including Hardwick Park with it's Lake and historic woodland and a range of Nature and Durham Wildlife Trust sites in the surrounding area, ideal for exploration, walking, cycling and family days out!!

Sedgefield is a short drive to some major road links including the A19, A167, A177, A689, A688 and the A1(M) so it is perfect for commuting .



## **GROUND FLOOR**

### **Lounge/Diner**

20'3" x 18'0" (6.18 x 5.50 )

### **Kitchen**

11'10" x 7'7" (3.63 x 2.33)

## **FIRST FLOOR**

### **Landing**

### **Bedroom 1**

14'7" x 10'10" (4.47 x 3.32)

### **Bedroom 2**

9'8" x 9'8" (2.97 x 2.97 )

### **Bedroom 3**

11'10" x 7'7" (3.63 x 2.33)

### **Bathroom**

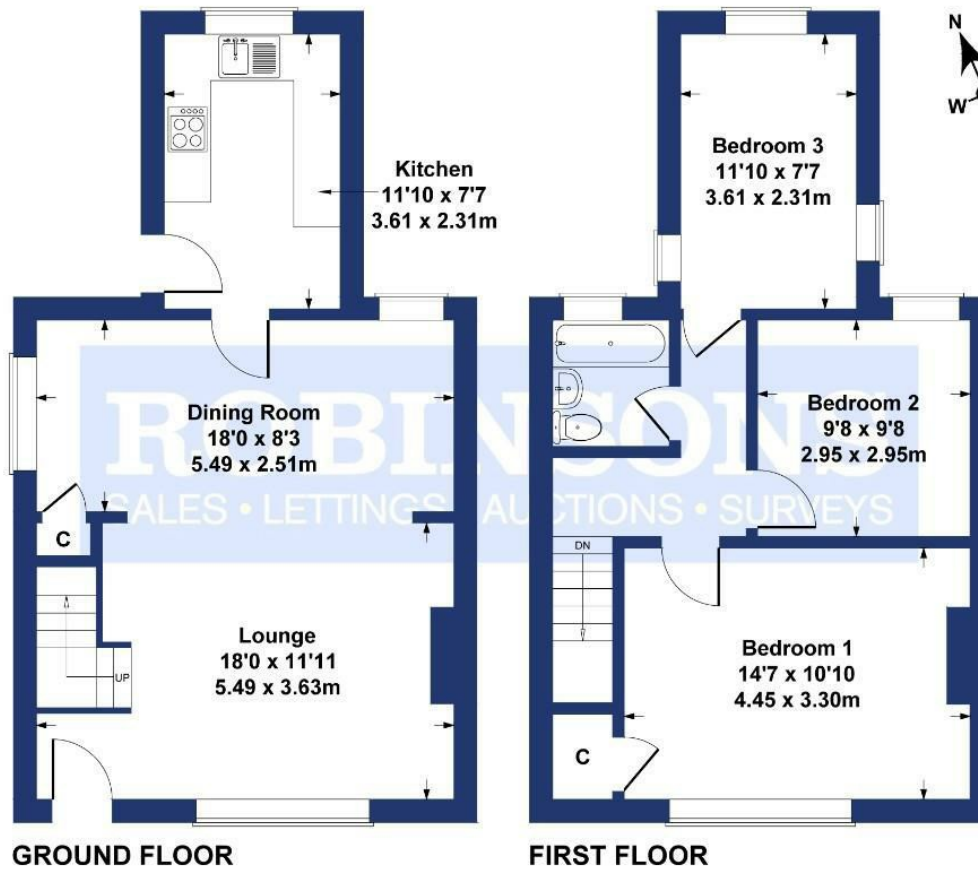
## **EXTERNAL**





# Maple Grove

Approximate Gross Internal Area  
931 sq ft - 86 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			
(92 plus)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.