

Beaumont Court, Sedgfield, TS21 3AL  
3 Bed - House - Semi-Detached  
£199,950

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Nestled within the heart of Sedgefield, it is with pleasure that we offer to the market this exceptionally well presented three bedroom semi detached house on Beaumont Court. This well proportioned property is the ideal purchase for young families/first time buyers, is tastefully decorated throughout & benefits further from a South-facing rear garden. Having easy access to all of the local amenities offered in & around the village itself & within excellent commuting distance to Durham City, Darlington & Teeside & benefits further from gas central heating via a 2023 re-fitted combi boiler & double glazing throughout. In brief, this lovely residence comprises: Entrance porch through to a welcoming entrance hallway with stairs to the first floor, spacious open-plan lounge/dining area (measuring 25ft approximately) with window to front elevation & access through to a rear conservatory, kitchen with a range of fitted wall & base units & further access through to a utility room & single garage. The first floor landing boasts three bedrooms & a lovely family bathroom. Externally, the property enjoys a good sized, enclosed South-facing rear garden whilst beyond the garden fence, there is additional land currently used to form part of the double block-paved driveway leading to single garage. The front is open aspect. We highly encourage thorough internal inspection in order to fully appreciate the style, standard, quality, space & layout of this impressive home for sale.

EPC Rating: D  
Council Tax Band: C

**ENTRANCE PORCH****ENTRANCE HALLWAY**

**LOUNGE / DINING AREA**  
25'6 x 11'6 (7.77m x 3.51m)

**CONSERVATORY**  
14'7 x 7'10 (4.45m x 2.39m)

**KITCHEN**  
10'7 x 8'11 (3.23m x 2.72m)

**UTILITY ROOM**  
8'4 x 8'4 (2.54m x 2.54m)

**FIRST FLOOR LANDING**

**MASTER BEDROOM**  
11'11 x 9'11 (3.63m x 3.02m)

**BEDROOM TWO**  
11'6 x 10'7 (3.51m x 3.23m)

**BEDROOM THREE**  
9'0 x 7'7 (2.74m x 2.31m)

**BATHROOM**  
8'10 x 5'5 (2.69m x 1.65m)

**EXTERNALLY**

**SINGLE GARAGE**  
16'9 x 8'6 (5.11m x 2.59m)



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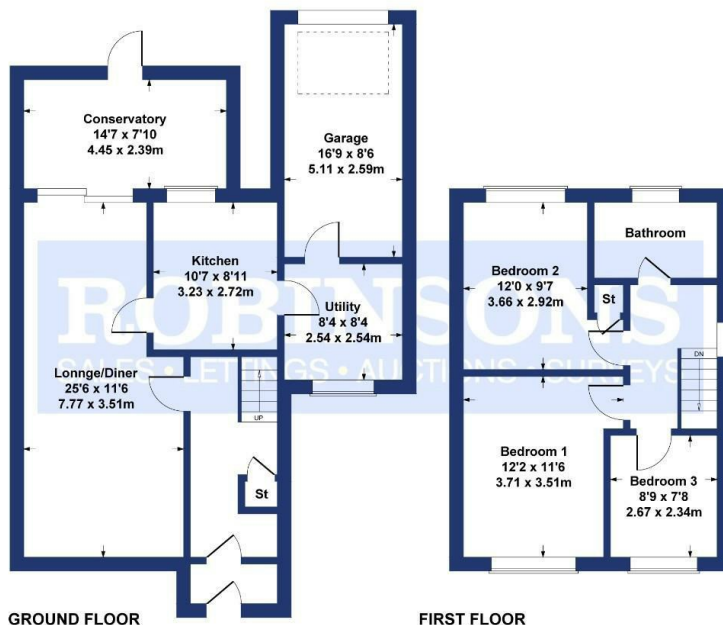
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

## Beaumont Court, Sedgfield, TS21 3AL

Approximate Gross Internal Area  
1303 sq ft - 121 sq m



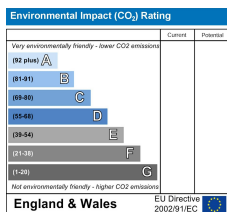
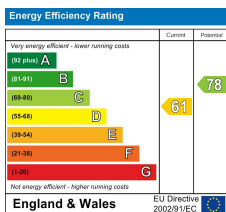
GROUND FLOOR

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



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