



**Saddler Drive, Sedgfield, TS21 2BF**  
**4 Bed - House - Detached**  
**£330,000**

**ROBINSONS**  
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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 Saddler Drive, within the desirable location of Sedgfield. 'The Downham' offers ample accommodation for the modern family, boasts many upgrades from its original development & is the ideal purchase for those seeking that 'move-in ready' residence. Flooded with natural light throughout, this tastefully decorated 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 Sedgfield has to offer & benefits further from gas central heating via a combi boiler & double glazing throughout. The property itself briefly comprises: A welcoming entrance hallway with stairs to first floor & access to a useful ground floor cloaks/wc, spacious lounge with window to front elevation, a spectacular open plan kitchen/dining area with integrated appliances & French doors to the rear garden. The first floor landing boasts four good sized bedrooms (the master bedroom enjoying its own en-suite shower room) & a lovely family bathroom with modern three piece suite. Externally, there is a tremendous sized, enclosed garden to the rear which is largely laid to lawn & enjoys a feature decking area. To the front, this immaculate home provides driveway parking for upto six vehicles which leads to an integral single garage. We highly encourage thorough internal inspection in order to fully appreciate the style, standard, quality & layout of this tastefully decorated home for sale.

**FAMILY BATHROOM****EXTERNALLY****SINGLE GARAGE**

16'5 x 8'0 (5.00m x 2.44m)

FREEHOLD

EPC Rating: B

Council Tax Band: D

**ENTRANCE HALLWAY****GROUND FLOOR CLOAKS/WC****LOUNGE**

17'4 x 10'5 (5.28m x 3.18m)

**KITCHEN/DINING AREA**

26'2 x 9'10 (7.98m x 3.00m)

**FIRST FLOOR LANDING****MASTER BEDROOM**

14'1 x 10'0 (4.29m x 3.05m)

**EN-SUITE SHOWER ROOM****BEDROOM TWO**

11'8 x 10'10 (3.56m x 3.30m)

**BEDROOM THREE**

11'6 x 10'9 (3.51m x 3.28m)

**BEDROOM FOUR**

8'7 x 8'4 (2.62m x 2.54m)



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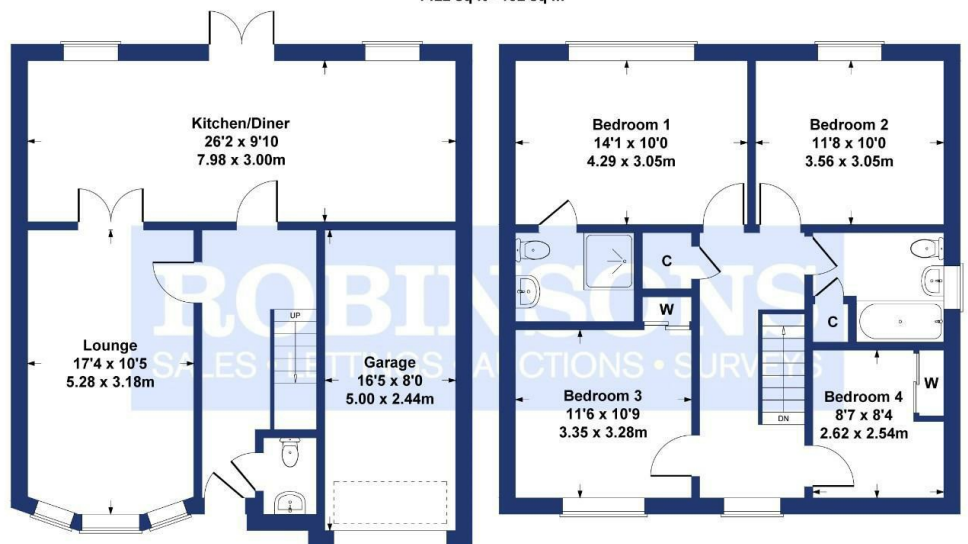
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

**Saddler Drive, Sedgefield, TS21 2BF**

Approximate Gross Internal Area  
1422 sq ft - 132 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 |                         |           |
| (91-100)                                    | B |                         |           |
| (81-90)                                     | C |                         |           |
| (69-80)                                     | D |                         |           |
| (55-68)                                     | E |                         |           |
| (41-54)                                     | F |                         |           |
| (21-40)                                     | 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 |                         |           |
| (91-100)                                                        | B |                         |           |
| (81-90)                                                         | C |                         |           |
| (69-80)                                                         | D |                         |           |
| (55-68)                                                         | E |                         |           |
| (41-54)                                                         | F |                         |           |
| (21-40)                                                         | G |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> 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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# ROBINSONS

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