

Hornby Avenue, Sedgfield, TS21 2JH
3 Bed - Bungalow - Dormer Semi Detached
£215,000

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Situated pleasantly within a cul-de-sac location just off Queens Drive; we are thrilled to offer to the market, this beautiful, extended three bedroom semi detached 'dorma' style bungalow on Hornby Avenue. Deceptively spacious, the property is close to a neighbouring green, has easy access to all of the local amenities offered in & around Sedgefield Village & is within superb commuting distance to all major road links & bus routes. An ideal opportunity to acquire this tastefully decorated residence within one of Sedgefields most sought after areas; the property briefly comprises: welcoming entrance hallway with feature vaulted ceiling & access to the first floor, ground floor shower room, a lovely light & spacious lounge/dining area (measuring 27ft approximately) with windows to front & rear elevation, an extended 17ft (approximately) kitchen/breakfast room with a range of fitted wall & base units & access through to a conservatory overlooking the rear garden. The first floor landing boasts three bedrooms; the master benefitting from a beautiful en-suite bathroom with modern three piece suite. Externally, this well proportioned home enjoys an enclosed, South-facing garden to the rear, whilst the open aspect to the front boasts a spacious lawned area & an excellent sized driveway (which provides ample vehicle parking) leads to a single garage. Further benefits include gas central heating via a 2022 re-fitted combi boiler & double glazing throughout. We encourage through internal inspection in order to fully appreciate the style, size, layout, space & quality of this desirable home for sale.

EPC Rating: TBC
Council Tax Band: C

ENTRANCE PORCH

ENTRANCE HALLWAY

GROUND FLOOR SHOWER ROOM

8'3 x 4'4 (2.51m x 1.32m)

LOUNGE / DINING AREA

27'10 x 10'10 (8.48m x 3.30m)

KITCHEN/BREAKFAST ROOM

17'8 x 10'7 (5.38m x 3.23m)

CONSERVATORY

16'2 x 7'7 (4.93m x 2.31m)

FIRST FLOOR LANDING

MASTER BEDROOM

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

EN-SUITE BATHROOM

7'9 x 6'7 (2.36m x 2.01m)

BEDROOM TWO

14'9 x 9'4 (4.50m x 2.84m)

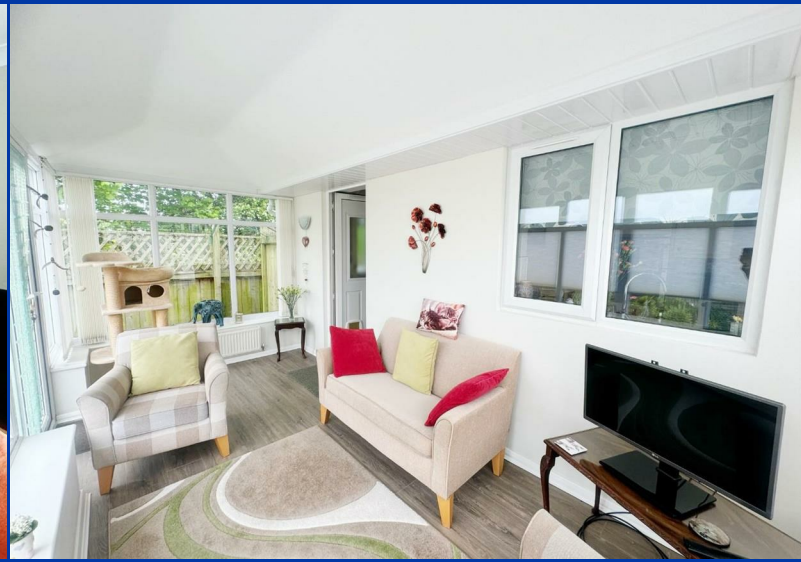
BEDROOM THREE

9'4 x 7'5 (2.84m x 2.26m)

EXTERNALLY

SINGLE GARAGE

15'6 x 9'5 (4.72m x 2.87m)



OUR SERVICES

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Surveys and EPCs

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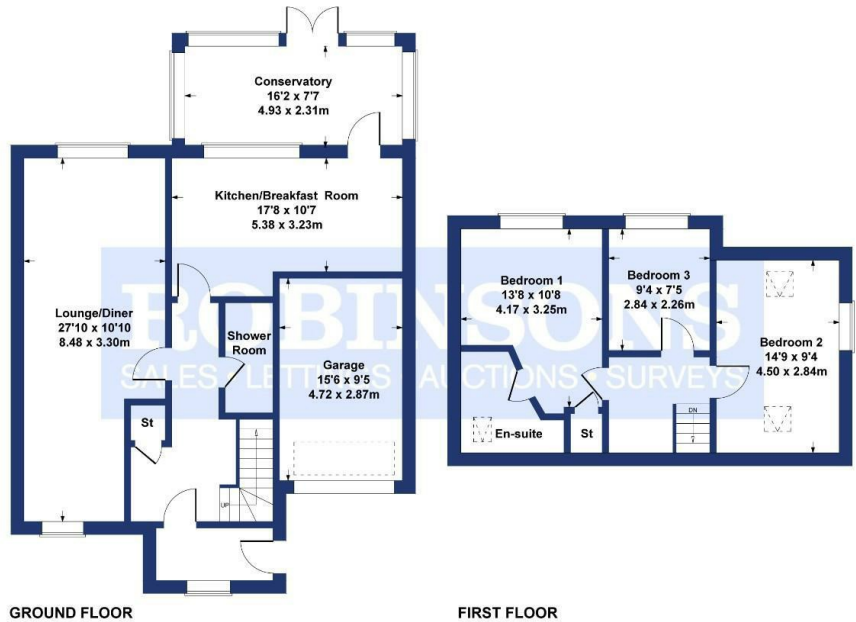
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Hornby Avenue, Sedgfield, TS21 2JH

Approximate Gross Internal Area
1433 sq ft - 133 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		
105-91	B		
89-85	C		
75-84	D		
59-64	E		
45-58	F		
35-47	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
101-91	B		
89-80	C		
75-64	D		
59-54	E		
45-38	F		
35-20	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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